



# £550,000 Freehold

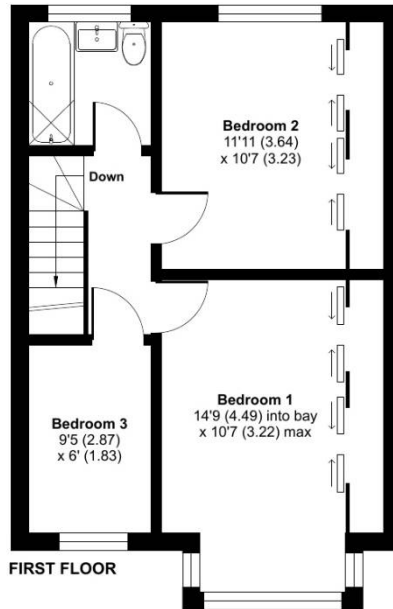
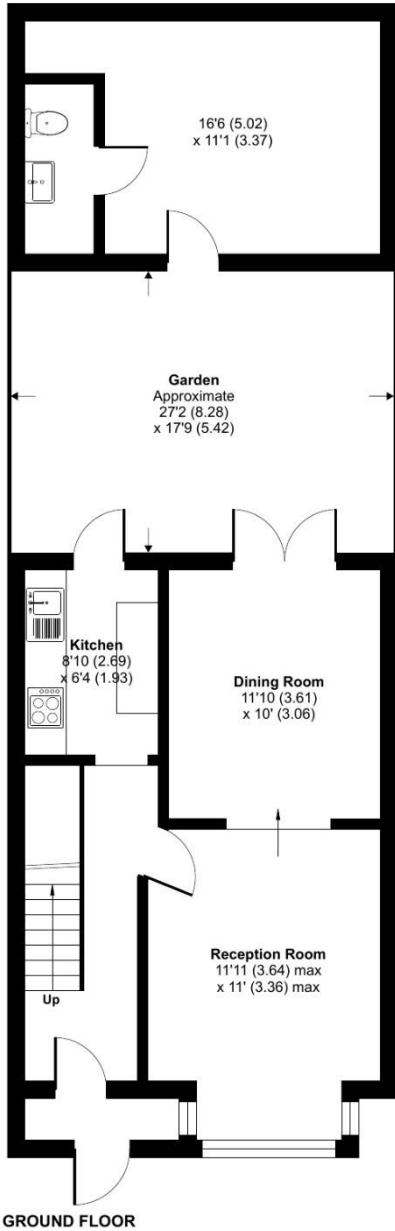
Sussex Road, Southall, UB2

Located in a prime spot on Sussex Road, Southall (UB2 5EF), this spacious three-bedroom terraced house is perfect for first-time buyers and buy-to-let investors. The property boasts generously sized rooms, two bright reception areas, and a versatile outbuilding with a W/C, offering extra space for work or storage. Just a short walk to Southall Station on the Elizabeth Line, it provides excellent transport links into Central London and beyond. With its fantastic location and great potential, this home is a must-see!

# Sussex Road, Southall, UB2

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Approximate Area = 881 sq ft / 81.8 sq m  
 Outbuilding = 186 sq ft / 17.2 sq m  
 Total = 1067 sq ft / 99 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

### Directions

UB3 3ES Coldharbour Ln, Hayes ? Take Pump Ln, The Pkwy/A312, Hayes Rd and Western Rd to Featherstone Rd in Southall 9 min (2.5 mi) ? Continue on Featherstone Rd. Drive to Sussex Rd 2 min (0.3 mi) UB2 5EF Sussex Rd, Southall

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.