



21 Southdown Road
Brighton, East Sussex BN1 6FH
Asking Price £725,000



21 Southdown Road, Brighton, East Sussex BN1 6FH

Rarely available one of these highly sought after 4 double bedroom Victorian terraces directly opposite Blakers Park and situated in the heart of the Preston Park Conservation Area with easy access to local cafes's and shopping facilities at Fiveways. The accommodation is arranged on three floors having retained many period features and comprises: Entrance hall, 25'9" lounge/dining room, 20' kitchen/breakfast room overlooking the rear garden, 4 bedrooms (one with en suite wc), family bathroom, front garden and level rear garden. The property also benefits from gas central heating.

Location

Situated in this highly favoured residential area in this wide tree lined road forming part of the Preston Park Conservation Area and enjoying an open aspect with views directly overlooking Blakers Park. The property is within a few minutes walk of the vibrant Fiveways with its local shopping facilities, cafes and bars and numerous local schools are close to hand including the popular Downs, Balfour, Varndean and Dorothy Stringer schools. Blakers Park, Preston Park and Hollingbury Park/Golf Course are all nearby providing their recreational facilities. Both London Road station and Preston Park mainline station are within walking distance providing a commuter service to Gatwick and London and local bus services are nearby providing easy access to Brighton city centre and seafront.

Accommodation

All measurements are approximate.

Entrance Hall

With decorative ceiling mouldings. Dado rail. Under stairs cupboard. Central heating thermostat. 2 Wall light points. Radiator.

Lounge/Dining Room 25'9" x 12'7" (7.859 x 3.859)

A delightful room enjoying a double aspect with a timber sash bay window to the front with views to Blakers park and glazed door leading to patio and garden. Marble fire surround with cast iron inset. Stripped wood floor. Coved ceiling. Picture rail. range of built in low level cupboards to recess's with shelving over. Three old school style radiators.

Kitchen/Breakfast Room 20'2" x 10'1" (6.155 x 3.09)

Enjoying a double aspect with a double glazed sash style window over looking the garden. With a range of modern units comprising a coloured one and a half bowl sink with mixer tap and cupboards beneath. Additional matching floor

and eye level cupboards and work surfaces with space for range style cooker with canopied extractor hood over. Space for washing machine and dis washer beneath work surfaces. Space for fridge, freezer and table. Under stairs cupboard. There are a double glazed sash style window to the side, second sash window and door providing access to the garden.

First Floor

Landing

With under stairs recess. Dado rail. Hatch to rear loft space. Stairs leading to top floor.

Bedroom 1 15'1" (4.614)

With a timber sash bay window and second front facing window enjoying uninterrupted views to Blakers park. Pair of built in wardrobe cupboards with storage over and additional low level and storage cupboards between. Two radiators.

Bedroom 2 11'8" x 10'3" (3.563 x 3.142)

With a timber sash window to the rear. Deep built i cupboard with storage over. Shelving to recess. Radiator.

Bedroom 3 9'11" x 13'3" into door recess (3.02m x 4.04m into door recess)

Enjoying a double aspect with double glazed sash style window over looking the garden. Stripped wood floor. Cupboard housing hot water tank. Radiator. Built in shelving.

Bathroom 7'8" x 6' (2.34m x 1.83m)

With white suite comprising panelled bath with thermostatic shower. Pedestal wash hand basin. Low level wc. Heated towel rail/radiator. Two windows to the side. Part tiling to 2 walls.

Top Floor

Bedroom 4 15'9" x 15'3" (4.816 x 4.651)

Having a double aspect with Velux windows and views from the front over Blakers park. Recessed ceiling lights. Built in cupboard and draws. Eaves storage.

En Suite Wc

With low level wc and wash hand basin.

Outside

Front Garden

Formal front garden setting the property back road the road.

Rear Garden

Arranged as a side patio with water tap and steps leading to a level lawned garden being walled to two side. Various trees plants and shrubs. Pergola with vine. Timber shed

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

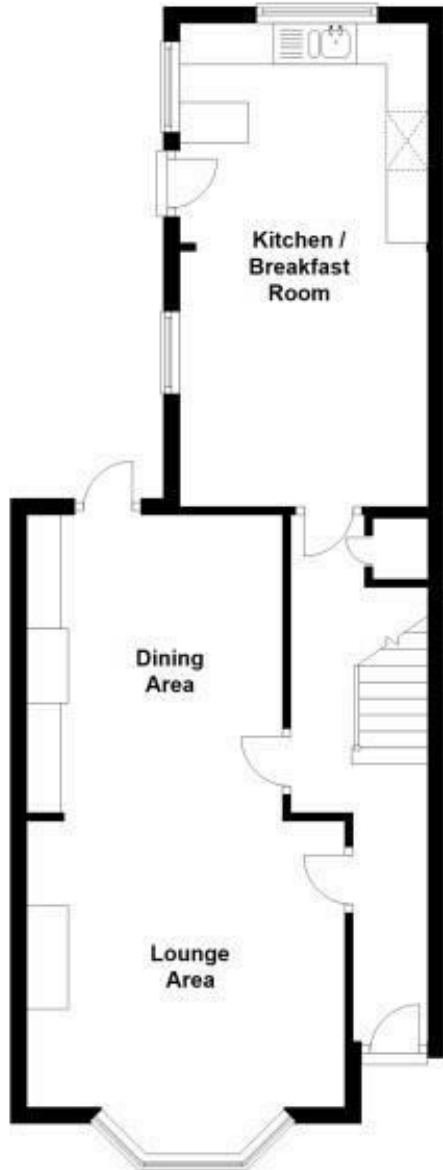
TENURE: We understand from our client that the property is Freehold.

THINKING OF SELLING? For a Free Current Market Appraisal contact either David Whittle or David Coleby 01273 555333 or email: sales@davidandco.biz **VIEWING:** Strictly by appointment only through David & Co 132a Preston Drove, Brighton, East Sussex, BN1 6FJ. Tel: 01273 555333.



Ground Floor

Approx. 52.4 sq. metres (564.6 sq. feet)



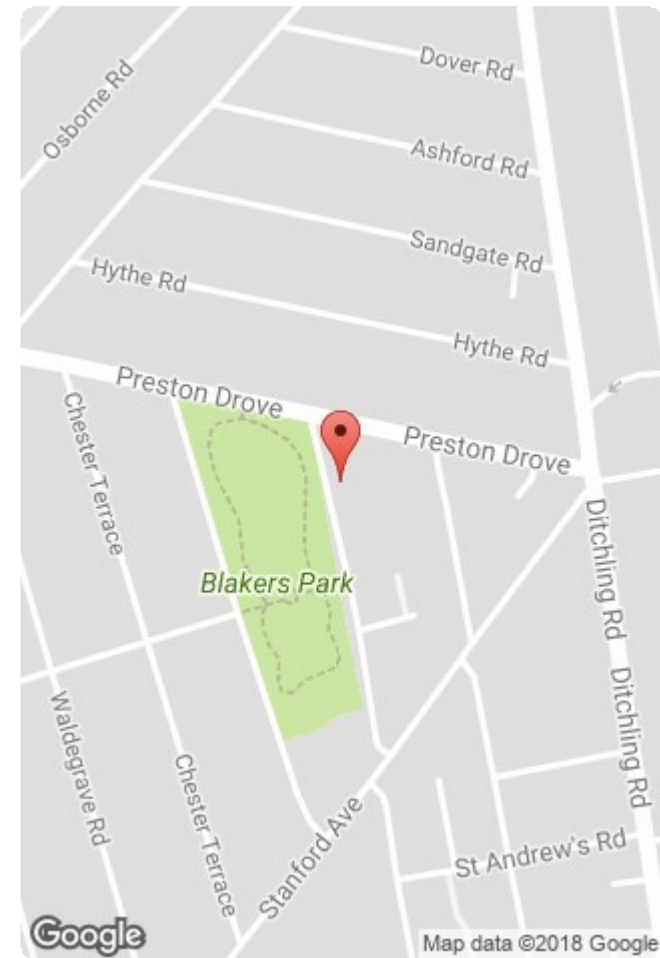
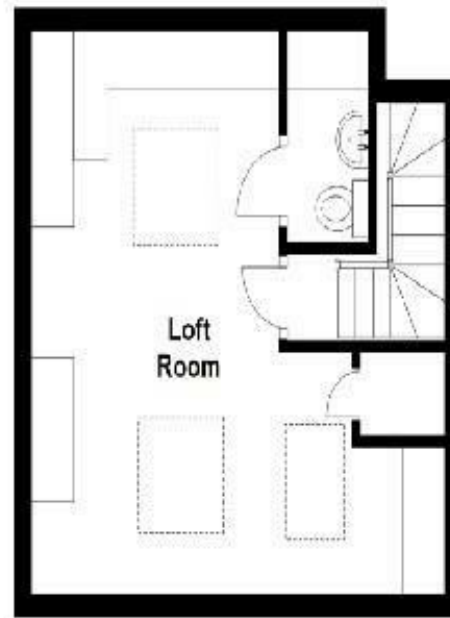
First Floor

Approx. 53.2 sq. metres (572.5 sq. feet)



Second Floor

Approx. 23.3 sq. metres (250.4 sq. feet)



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

