

104 Waldegrave Road, Brighton, BN1 6GG

Spencer
& Leigh



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Brighton, BN1 6GG

Offers In Excess Of £900,000 - Freehold

- Extended period terrace home
- Four bedrooms
- Well presented throughout
- 25' Living room with log burner and bay window
- 19' Open plan kitchen/breakfast room
- Popular road within the 'Golden Triangle' of Fiveways
- Set over three storeys
- Pretty rear garden
- Internal inspection highly recommended
- Exclusive to Spencer & Leigh

This charming property is located on Waldegrave Road in the sought-after area of Fiveways, Brighton. Having been cleverly extended this delightful house boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four cosy bedrooms, there is ample space for the whole family to unwind and make this house a home.

Situated in a vibrant neighbourhood, this property offers easy access to local amenities, schools, and parks, making it an ideal choice for families. The bathroom provides convenience and comfort, catering to the needs of busy mornings or relaxing evenings.

Spanning across 1,731 sq ft, this house provides a generous amount of living space for you to personalise and create your own sanctuary. Whether you are looking to host gatherings, enjoy quiet evenings in, or simply bask in the warmth of a welcoming home, this property offers endless possibilities.

Don't miss out on the opportunity to own this lovely house in the heart of Brighton. Book a viewing today and envision the life you could build in this wonderful property on Waldegrave Road.



This particular property boasts an enviable location being only a stones throw away from Preston Parks sought after schools which cater for all ages. If this wasn't enough, Preston Park mainline railway station is only half a mile away. An array of local shops, bars and restaurants are also within walking distance at nearby Fiveways.



Entrance
 Entrance Hallway
 Living/Dining Room
 25'4 x 16'1
 Kitchen/Family Room
 19'2 x 15'4
 G/f Cloakroom
 Stairs rising to First Floor
 Bedroom
 19'2 x 12'10
 Bedroom
 13'7 x 9'11
 Bedroom
 12' x 10'2
 Family Bathroom
 Stairs rising to Second Floor
 Bedroom
 16'6 x 15'10

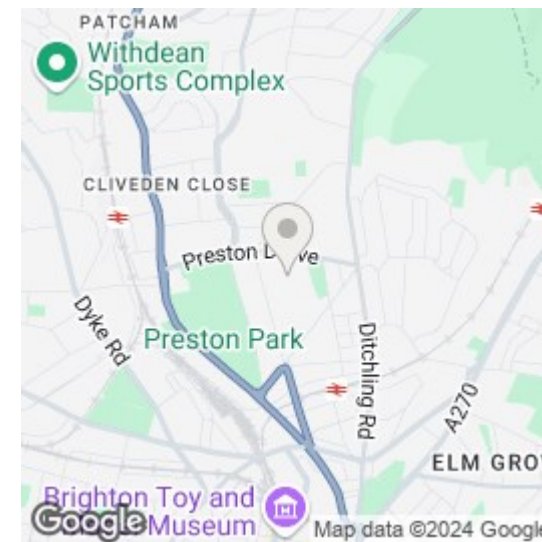
OUTSIDE

Rear Garden
 Property Information
 Council Tax Band E: £2,857.63 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Restricted on street parking - Zone J
 Broadband: Standard 14Mbps, Superfast 121Mbps & Ultrafast 1000Mbps available (OFCOM checker)
 Mobile: Fair coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Council:- BHCC
 Council Tax Band:- E

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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Waldegrave Road



Approximate Gross Internal Area = 160.78 sq m / 1730.62 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.