

# Paul Bott & Co



- Three Double Bedroom Family Home
- Hanover Location
- Two Bathrooms, One Being En-

## 51 Bentham Road, Brighton, BN2 9XB

OFFERS IN EXCESS OF £600,000. A stunning Bay Fronted Victorian home, in the always popular Hanover pocket of the city. Three bedrooms, two reception rooms, two bathrooms with one ensuite and kitchen/breakfast room. The house is set back from the road and situated on a one way street, so very private. its configuration enables to play under a watchful eye, as well as being close to St Luke's School, as well as Queens Park.

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## Property Description

This Victorian house is on Bentham Road, a highly desired one-way street and close to Elm Grove and St Lukes Schools. It is an imposing size from the street, set back and with large bays, so different from the majority of houses in Hanover.

As you enter the front door you will be into the entrance hall, you will find the consumer unit above your head, and an original coved ceiling and radiator.

To the right, is the lounge, which has a large bay window, with double glazed windows and plantation shutters, a double radiator, log burner and original floorboards underfoot.

The next room is the snug/child's playroom. There is an open fireplace, shelving to one side, and again original floorboards underfoot and an arch leading to the dining area.

Back to the entrance hall and we will move towards the kitchen where you will pass and under stairs storage area, which also has plumbing and space for a washing machine.

Into the kitchen itself, which has been opened up to create a very sociable space, which is also open to the dining area and playroom, so one can cook and entertain or also keep an eye on the kids at the same time.

The kitchen itself consists of a space for a fridge freezer, Bosch four ring gas hob and Bosch electric double oven, extractor hood, a range of wall and base units, built in Bosch dishwasher with oak worktops.

There is a large butler sink, with a window over, the





gives you a good view of the garden.

Into the dining area, with plenty of space for a table and chairs, with sliding double glazed doors that lead out to the garden.

The garden has two wooden steps which lead up to a good size garden laid to lawn with raised flower beds with climbing roses and grapevine.

Back to the entrance hall, and you have carpeted stairs that will lead you up to firstly the family bathroom.



The bathroom consists of a large bath, with a shower over, an obscured window, low level W.C. pedestal wash hand basin, and a cupboard housing Valiant boiler as well as extra storage.

Now we move to the first-floor landing, the first bedroom that we will find is a large double bedroom, currently home to twins, so one can imagine lots of space, with a double glazed window overlooking the rear garden, built in cupboard, with plenty of room for a large double bed and furniture.



The next bedroom would have been the main prior to the loft conversion, so a really good-sized bedroom. As with the lounge below the large bay window as well as a separate window which gives you an idea of the size of the room. There is plenty of space for a large double and furniture.

Next are the stairs that will take you up to the loft conversion. The access has been well done, so the stairs feel part of the natural flow of the house.

The conversion itself has been done very well. There is



an extra-large Velux window to the front being west facing, so draws in a huge amount of light with magnificent views over Brighton towards the sea and Downs.

There are further double-glazed windows to the rear of the room, overlooking the rear garden.

There is lots of space of for a large double bed, storage for clothes as well as further storage into the eaves.

As every loft conversion should have it's a really well fitted en-suite. It has a large walk-in shower cubicle with a rainfall shower, jets and separate shower attachment.

It has a wall mounted wash hand basin, heated towel rail, and a Velux window giving magnificent views, as in

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