

Guide price £475,000 Freehold



124 Islingword Road,  
Brighton, BN2 9SG

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A STUNNING 3 BEDROOM extended VICTORIAN house located within the SOUGHT-AFTER HANOVER district of the city close to independent shops, cafes and pubs. The property has light & airy accommodation including a SPACIOUS THROUGH LOUNGE/DINING ROOM and newly fitted modern kitchen and bathroom. To the rear there is a WALLED PATIO GARDEN. Internal viewing is considered essential. Planning permission has been approved for roof alterations incorporating raising of ridge and eaves height and installation of front rooflights and rear dormer. BH2022/02301 Energy Rating: D68



Double glazed front door to:

### Porch

Inner door to:

### Lounge/Dining Room

Double glazed windows overlooking front & rear, feature fireplace surround with mantle over & tiled hearth, 2 x radiators, coved ceiling, dado rail, wooden flooring, understairs storage units

### Kitchen

Fitted kitchen with range of base units with worktop surfaces over, inset sink & drainer unit with mixer tap, gas cooker point, appliance space for fridge/freezer, space & plumbing for washing machine, wall mounted shelving, wall mounted 'Vaillant' boiler, tiled splashbacks, tiled flooring with under floor heating, double glazed door to rear garden.

### Bathroom

Modern bathroom with white suite comprising panel enclosed bath with wall mounted shower fitment, oval shaped wash hand basin set on shelving, low level WC with push button flush. Tiled splashbacks, tiled flooring with under floor heating, recessed spotlights, double glazed patterned window.

### Half Landing

Dado rail.

### Bedroom 3

Double glazed window overlooking rear, radiator, recessed spotlights, wooden flooring.

### First Floor Landing

Access to boarded loft.

### Bedroom 2

Double glazed window overlooking rear garden, wall mounted shelving, wooden flooring, radiator.

### Master Bedroom

Double glazed bay window overlooking front, coved ceiling, wooden flooring, radiator.

### Boarded Loft

Exposed brick walls to sides, laminate flooring, double glazed Velux window overlooking rear with impressive rooftop views across Brighton, eaves storage cupboards,.

### Outside

### Rear Patio

Rear patio with decking area, walled boundaries.

### Parking Zone V

### Council Tax Band C

### V5

### Planning Permission

Planning permission has been approved for roof alterations incorporating raising of ridge and eaves height and installation of front rooflights and rear dormer.

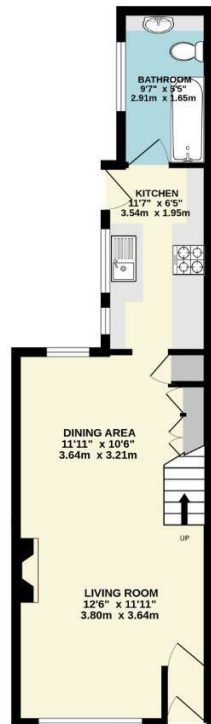
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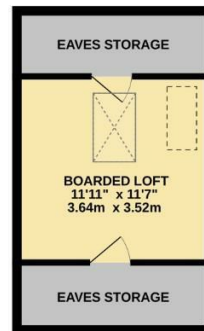
GROUND FLOOR  
397 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.

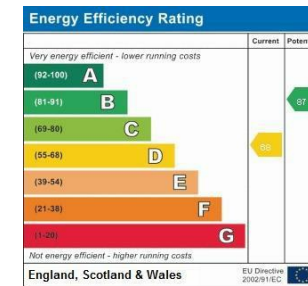


BOARDED LOFT SPACE  
237 sq.ft. (22.0 sq.m.) approx.



## IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.



## IMPORTANT

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