

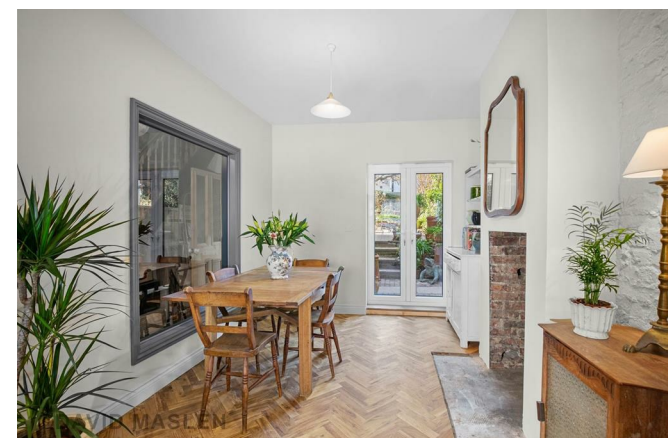
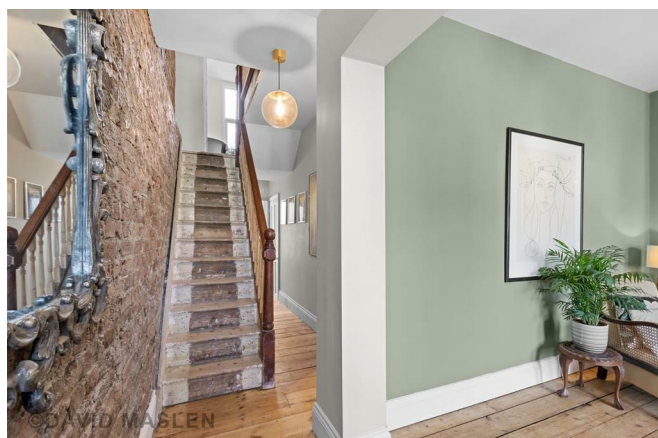
£625,000 Freehold



89 Bernard Road, Brighton,  
BN2 3ER

# 89 Bernard Road, Brighton BN2 3ER

Extensively refurbished 3/4 bedroom older style family home which is arranged over 3 floors. Located in this SOUGHT AFTER tree-lined road, other features & accommodation include STUNNING OPEN PLAN kitchen/dining room with feature island unit, contemporary family bathroom/W.C., further shower room/W.C. (shower not installed), spacious living room, study/bedroom & a westerly facing rear garden. Viewings are highly recommended. Energy Rating: E48 Exclusive to Maslen Estate Agents.



Front door leading to:

### Entrance Hall

Stripped wood floorboards, feature exposed brick wall, stairs rising to first floor, stairs descending to lower ground floor, large cupboard housing space & plumbing for washing machine & 'Ideal' gas boiler, large opening to:

### Lounge

Continuation of stripped wood floorboards, Victorian style central heating radiator, feature open fireplace, 2 x double glazed sash windows to front.

### Bedroom

Continuation of stripped wood floorboards, Victorian style central heating radiator, uPVC double glazed window to rear overlooking rear garden, stripped wood door.

### Shower Room

The room requires finishing, a shower has not yet been installed. Wall mounted wash hand basin with mixer tap, low level push button W.C. with concealed cistern, heated towel rail, part tiled walls, uPVC double glazed window with frosted glass to rear.

### Lower Ground Floor Hallway

Understairs storage space, door to:

### Open Plan Kitchen/Dining Room

#### Kitchen Area

Contemporary fitted kitchen comprising a range of base & drawer units with solid wood work surfaces over, inset ceramic 1.5 bowl sink unit with mixer tap, space for range cooker, feature island unit with solid wood work surfaces over, 2 x integrated fridges, integrated freezer & dishwasher, contemporary upright central heating radiator, large built in cupboard with meter cupboard above, herringbone pattern solid oak flooring, 2 x double glazed sash windows to front, separate street entrance to front.

#### Dining Area

Continuation of herringbone pattern solid oak flooring, Victorian style central heating radiator, uPVC double glazed French doors to rear leading to rear garden.

#### Office/Study

Victorian style central heating radiator, wood effect flooring, uPVC double glazed window to side leading to outside.

#### First Floor Landing

Feature exposed brick wall, hatch to loft space, stripped wood door leading to:

#### Bedroom

Victorian style central heating radiator, stripped wood floorboards, feature open fireplace, 2 x double glazed sash windows to front.

### Bedroom

Victorian style central heating radiator, stripped wood floorboards, uPVC double glazed window to rear overlooking rear garden, stripped wood door.

### Family Bathroom/W.C.

Contemporary fitted bathroom comprising free standing rolltop bath with mixer tap, large vanity unit with inset wash hand basin with mixer tap, low level push button W.C. with concealed cistern, part tiled walls, tiled flooring, uPVC double glazed window with frosted glass to rear, stripped wood door.

### Front Garden

Patio at lower ground floor level.

### Rear Garden

Westerly facing rear garden with flower, shrub & tree borders.

### Total approx floor area:

1202 sq.ft. (111.7 sq.m.)

### Council Tax Band C

### Parking Zone S

### V1



*What the owner says:*

*"We fell in love with this house when it was in a terrible state and looking very sorry for itself indeed but it just felt like home. We thought that this would be our forever home but, sadly, circumstances mean we have to move. We are heartbroken! The house is in the Varndean/Dorothy Stringer catchment, which was a priority for us and has plenty of space for everyone. It feels open and yet cosy at the same time too, which we really love. Bernard Road is a friendly and quiet street and we will miss all the lovely people and the trees. I am incredibly sad about leaving the garden, I had so many plans for it. I hope the new owners turn it into a beautiful little oasis and love it as much as I would have done!"*





LOWER GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.

GROUND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### IMPORTANT

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

### IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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