



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Total Area Approx 1054.34 sq ft

93 Brentwood Road, Brighton, BN1 7ET

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**Guide Price £400,000-£425,000**  
**Freehold**

## 93 Brentwood Road, Brighton, BN1 7ET

\*\*\* GUIDE PRICE £400,000-£425,000 \*\*\*

A three bedroom, semi-detached house offering spacious accommodation throughout, in proximity of local primary and secondary schools, local recreational green spaces, bus services into the city centre, and within easy reach of the South Downs. The property comprises an open brick-built entrance porch opening into a further spacious entrance hall, with a generously sized living room, an open-plan kitchen and dining room to the ground floor, with three bedrooms and a family bathroom to the first floor. The kitchen/dining room offers direct access to a southerly aspect raised patio offering sea views, steps down to a lawned garden, path to rear garage, and further gardens to the side and front of the property. This house would make an ideal home for first time buyers and young families.

### Approach

Lawned front garden with steps leading down to an open entrance porch and pathway leading to gated side access.

### Entrance Porch

Open access, brick-built with decorative blocks for light. Part leaded and double glazed UPVC front door with obscure glazed full-height windows either side, opens into:

### Entrance Hall

Spacious hallway with mahogany open-tread staircase to first floor.

### Living Room

4.23m x 3.84m (13'10" x 12'7")  
Double glazed window to front, stone fireplace with built-in storage, archway leading to:

### Open-Plan Kitchen/Dining Room:

3.28m x 5.79m (10'9" x 18'11")

### Kitchen

White base units with square-edge laminate worktops. Inset twin bowl sinks with mixer tap, four-ring gas hob and two separate electric hobs. Stone-clad unit housing built-in double oven and built-in Miele microwave oven, wall-mounted boiler. Breakfast bar with further white base units under. Double glazed window overlooking rear garden with southerly views.

### Dining Room

Double glazed sliding patio doors leading to southerly aspect garden with sea views.

### First Floor Landing

Spacious landing offering access to loft space, airing cupboard with pre-lagged immersion and hot water tank with slatted shelves over.

### Bedroom 1

4.22m x 3.14m (13'10" x 10'3")  
Double glazed window to front, neutral carpets.

### Bedroom 2

3.27m x 3.12m (10'8" x 10'2")  
Good sized double bedroom with double glazed window overlooking rear garden, offering views over Brighton towards the i360 and the sea.

### Bedroom 3

2.34m x 2.55m (7'8" x 8'4")  
Double glazed window overlooking rear garden, offering views over Brighton towards the i360 and the sea.

### Bathroom

Obscure double glazed window to front. Coloured suite comprising panel-enclosed bath with mixer tap and inset soap holder, pedestal wash basin, low-level WC, inset toilet roll holder, fully tiled walls and floor. Storage cupboard, radiator and shaver point.

### Garden

Raised, level, walled patio with steps down to mainly lawned southerly garden with fenced and walled boundaries. Pathways lead to rear brick garage and side access to front of property.

### Garage

5.23m x 2.55m (17'1" x 8'4")  
Up-and-over door, power and lighting. Reached via rear access road.



- Semi-Detached
- Three Bedrooms
- Family Bathroom
- Separate Living Room
- Double Glazing Throughout
- Gas Heating System
- Garage
- Southerly Aspect
- Views Towards Sea & i360
- Vacant Possession

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **D**