



austin
gray

**** Contact us for a Virtual Walk Through Viewing ****

A two double bedroom, mid terraced house close to the Seven Dials and within a short walk of Brighton Station and the city centre. In good order throughout, this attractive bow fronted period property has the added benefits of off-road parking and a pretty decked garden.

Old Shoreham Road is to be found adjacent to Dyke Road and is within moments' walk of the ever popular Seven Dials district of Brighton with its bars, cafes, restaurants, local amenities, independent shops and delis. Brighton station is a short walk away, providing northbound commuter links with London as well as east and westbound connections. This home is ideally situated for cinema and theatre fans with an arthouse cinema and the BOAT open air theatre being an easy stroll away. Schools catering for all age groups are well represented within the local area, whilst BHASVIC Sixth Form College is minutes away.

Brought to the market in good order throughout having been well maintained and improved in recent years by the current owners, this lovely home benefits from a modern kitchen and bathroom, double glazed windows, gas central heating, pretty garden and generously sized off-road parking area to the front. Potential to convert loft space subject to planning permissions.

UPVC double glazed door opens into an entrance vestibule with a polished wooden floor and radiator. Further glazed door opens into the entrance hall, painted wooden stairs to the first floor with storage underneath and metres cupboard.

A bright through lounge/dining room has stripped and polished wooden floors and fitted storage cupboards with shelving above. The front lounge area has full-length double glazed bay window, an art deco style open fireplace and radiator. At the rear, the dining area has a double glazed UPVC tilt and turn window with views over the patio garden, radiator beneath.

At the rear of the house is a modern dual aspect fitted

kitchen that has work surfaces on two sides with a range of high gloss white fronted units providing cupboard and drawer storage above and below. Porcelain sink with mixer tap, 5 ring gas range, combination boiler, stripped and polished wooden floor. Space and plumbing for a dishwasher and washing machine and space for a tumble dryer and standing fridge/freezer. Deep under stairs storage cupboard and glazed French doors lead out the rear garden.

Returning to the entrance hall, painted wooden stairs rise to the half landing with storage cupboard, double glazed window to the side and fitted desk space which is ideal for working from home.

At the rear is a modern bathroom with a semi vaulted ceiling, open ended bath with a fitted shower above, folding glass shower screen, low-level WC and pedestal wash basin. Double glazed window to the side with radiator beneath, extractor fan and two towel radiators.

First floor landing. Stripped and polished floorboards, a large full height fitted storage cupboard. Access to the

part-boarded roof space is via a retractable ladder.

Master bedroom.

At the front of the house is a bright and spacious main bedroom. Attractive bow front with UPVC double glazed window, stripped and polished wooden floor, radiator and fireplace.

A second good sized double bedroom enjoys views over the garden and has a stripped and polished wooden floor, UPVC double glazed window to the rear, radiator and ample room for a double bed and storage.

Outside.

To the front, the generously sized off-road parking area is a rare feature in this area. Front border is stocked with established flowering plants and shrubs.

The attractive decked rear garden is triangular in shape and has walled boundaries creating an extremely private feel and a welcome area to relax in the sun. For those with cats, the garden offers them a safe and secure space. Borders are stocked with mature shrubs and flowering perennials. A paved patio area to the side has a border with mature shrubs, a small shed and water tap.



austin
gray

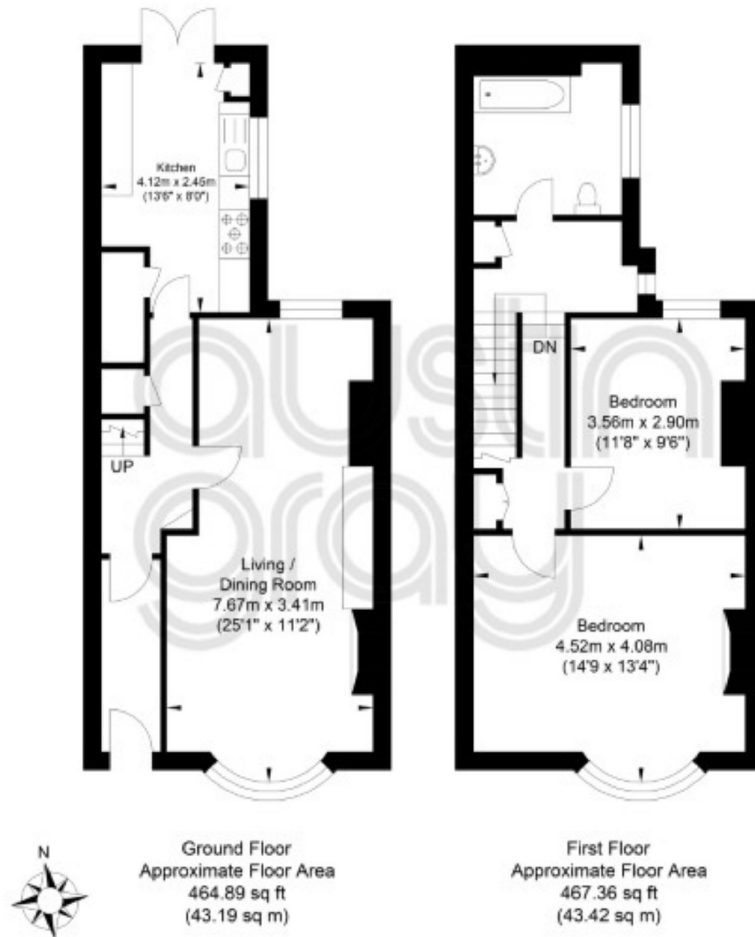
For virtual walk through viewing, contact

01273 232232

property@austinggray.co.uk

austin gray

Old Shoreham Road



Approximate Gross Internal Area = 86.61 sq m / 932.26 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright GDImpact 2021

30/06/2021 Energy performance certificate (EPC) - Residential energy certificate (EPC) 1/16

Energy performance certificate (EPC)	
1 OLD SHOREHAM ROAD SILVERTON NN1 5DQ	Energy rating D Valid until: 30 June 2031 Certificate number: 2289-3007-8206-0869-6289
Property type	Mid-terrace house
Total floor area	88 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standards-for-landlords) (<https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standards-for-landlords>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://red-energy-certificates.digital.communities.gov.uk/energy-certificates/2289-3007-8206-0869-6289/epc.csv>

1/4

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

austin gray

First Floor Office, 123-125 Dyke Road, Hove, BN3 1TJ

Tel: 01273 232 232 Fax:
property@austingray.co.uk
www.austingray.co.uk

austin gray