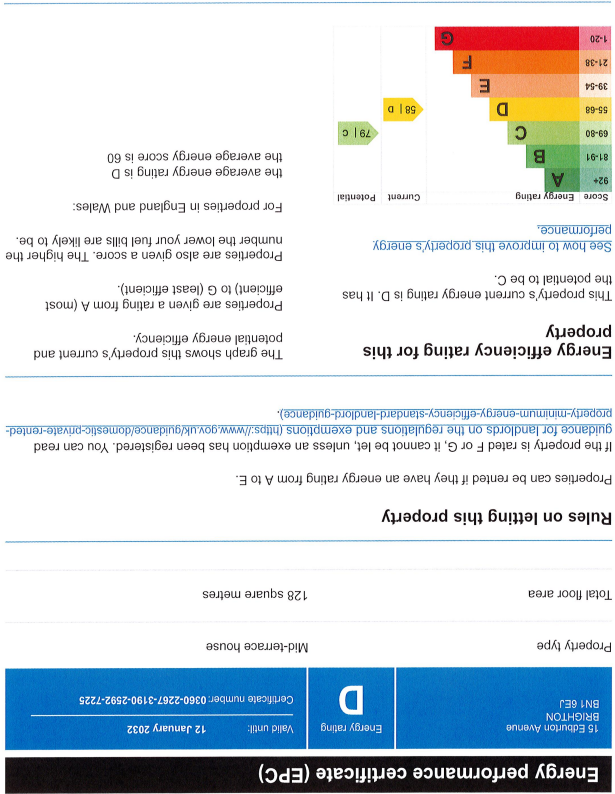


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Edburton Avenue



15 Edburton Avenue, Brighton, BN1 6EJ
Guide price £825,000 to £850,000

austin gray

Guide price £825,000 - £850,000

A four-bedroom, mid-terraced, family home measuring 1381 sq ft/128 sq m and retaining a wealth of character and charm with a West facing garden and is offered for sale with no onward chain.



Edburton Avenue lies adjacent to Grantham Road and Preston Drove and is within easy reach of the popular Fiveways where an array of amenities can be found. The bustling city centre of Brighton and Hove is easily accessible whilst Brighton mainline, London Road and Preston Park stations are all easily accessible and provide northbound links to London, as well as east and westbound connections. Renowned schools catering for all age groups are well represented within the local area.

Brought to the market with no onward chain, this lovely family home retains a wealth of character and charm as evidenced by cast-iron fireplaces and ornate corniced ceilings. To the rear is a west facing garden and also has access to an area of extensive cellar storage.

Tiled path to the entrance with the front door that opens into the entrance vestibule leading through to the entrance hall with radiator.

Dual aspect lounge / dining room with sash bay window to the front and sash window to the rear, radiators, open tiled fireplace with hearth and surround, corniced ceiling and rose.

From the entrance hall stairs lead down to a cloakroom which sits beneath the stairs and then to the kitchen/breakfast room. The kitchen has a range of work surfaces with cupboards and drawers both above and below, countersunk sink, space for washing machine and dishwasher, eight ring gas range, double glazed window overlooking the rear garden in a westerly direction. Standing space for breakfast table and chairs, sash window to the side radiator and glazed door leading out to the garden.

Returning to the ground floor stairs rise to half landing with access to roof space where the boiler is located.

A double bedroom to the rear has double glazed hardwood framed sash window with far-reaching rooftop views, radiator, cast-iron fireplace with marble surround, airing cupboard housing lagged copper cylinder.

Family bathroom has a white suite with enclosed bath and shower above, glass shower screen, wash basin and low-level WC, windows to the side, stripped and polished wooden floor and tiled walls.

Stairs rise to the first floor landing.

To the front of the house is a double bedroom with a sash bay window, radiator and further sash window to one side, cast-iron fireplace with attractive tiled cheeks and hearth, wardrobes to either side.

To the rear is a further double bedroom with sash window, wooden floor fireplace and fitted storage.

From the first floor landing further stairs rise to the half landing with fitted storage and further stairs rise to a converted attic space. Landing has a Velux window to the rear.

A fourth bedroom has a dual aspect with Velux windows to both front and rear elevations with far-reaching rooftop and oblique sea views from the rear with bamboo flooring.

Walled front garden.

Rear garden has a side patio leading to an area of cellar storage beneath the property whilst the garden has a decked terrace leading on to a lawned garden, fenced and walled boundaries.



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.