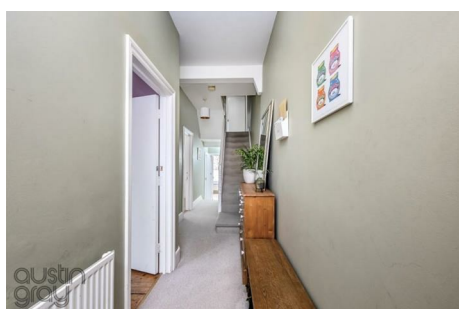


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42 Robertson Road Brighton, BN1 5NJ

Guide price £750,000 - £800,000

A four/five bedroom, mid terraced, family home in a popular location close to Preston Park Station ideal for those who need to commute to London.

Guide Price £750,000

42 Robertson Road

Brighton, BN1 5NJ

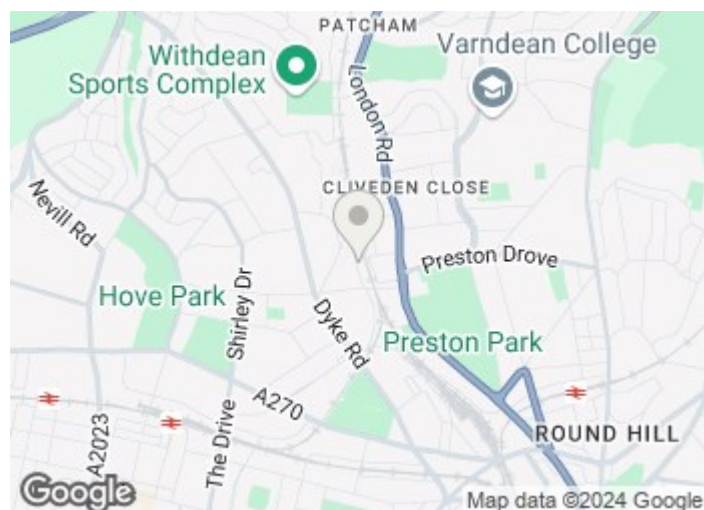


Robertson Road lies adjacent to Hampstead Road and is within a moment's walk of Preston Park mainline station in neighbouring Woodside Avenue providing north bound commuters with links to London/The City, as well as in to Brighton City Centre itself. Bus services run close by providing access into the City Centre, seafront and promenade. Renowned schools catering for all age groups are well represented in the local area. Preston Park with its green open space and recreational facilities is a short walk away.

A well presented, family home offering versatile accommodation over three floors. On the ground floor are two rooms, one bedroom at the rear with fitted wardrobes and second reception room and or fifth bedroom to the front. To the rear is a shower room/WC with wall to wall fitted storage and a laundry room next to it. Stairs lead down to the garden level to the open plan living/dining room. Sash bay fronted windows look out to the enclosed walled front patio which is a real sun trap and the dining room has a window that overlooks the rear garden. The modern kitchen/breakfast room is well equipped and has space and plumbing for an American style fridge/freezer with French doors that lead out to the walled garden having newly laid composite Millboard decking, a perfect secluded place to enjoy al fresco dining. On the first floor are three bedrooms and bathroom/WC.

In summary this is the perfect family house located close to Preston Park station ideal for those who commute to London and offers versatile accommodation which can be used as required to suit today's modern family lifestyle.

Council tax band E





Floor Plan



ROBERTSON ROAD



Basement
Approximate Floor Area
558.75 sq ft
(51.91 sq m)

Ground Floor
Approximate Floor Area
558.75 sq ft
(51.91 sq m)

First Floor
Approximate Floor Area
558.75 sq ft
(51.91 sq m)



Approximate Gross Internal Area = 155.73 sq m / 1676.26 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
102-154kWh	A		88
81-101kWh	B		
69-80kWh	C	68	
55-68kWh	D		
39-54kWh	E		
21-38kWh	F		
1-20kWh	G		

Full energy efficient - lower running costs
Full energy efficient - higher running costs

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