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54 Kingsley Road Brighton, BN1 5NH Offers In The Region Of £450,000

A pretty red brick, characterful, two bedroom, terraced house in a convenient and popular location near Preston Park Station, ideal first time purchase and for those who commute to London.

Kingsley Road lies adjacent to Robertson Road and The Drove and is within a moments' 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.

The property has recently undergone internal redecoration having new carpets and varnished wooden floors which creates an inviting ambience. A wood burner in the living room is a welcome feature which provides a warm and cosy atmosphere along with 2 electric radiators and storage heaters. The kitchen is well fitted and has space for fridge/freezer and washing machine and there is a useful ground floor cloakroom. The back door from the kitchen leads out to the rear garden to where a lovely insulated and powered summer house is located. Perfect as a work from home office if needed. The sunny patio area makes it ideal for alfresco entertaining in the summer months. On the first floor are two bedrooms with stunning rooftop views from the front and the bathroom has a newly fitted electric shower over the bath overlooking the rear garden. The roof space offers the potential to create additional accommodation subject to the relevant planning permissions.

- No onward chain
- Council tax band C
- A must see house

Viewing

Please contact our Austin Gray Residential Office on 01273 232232

If you wish to arrange a viewing appointment for this property or require further information,



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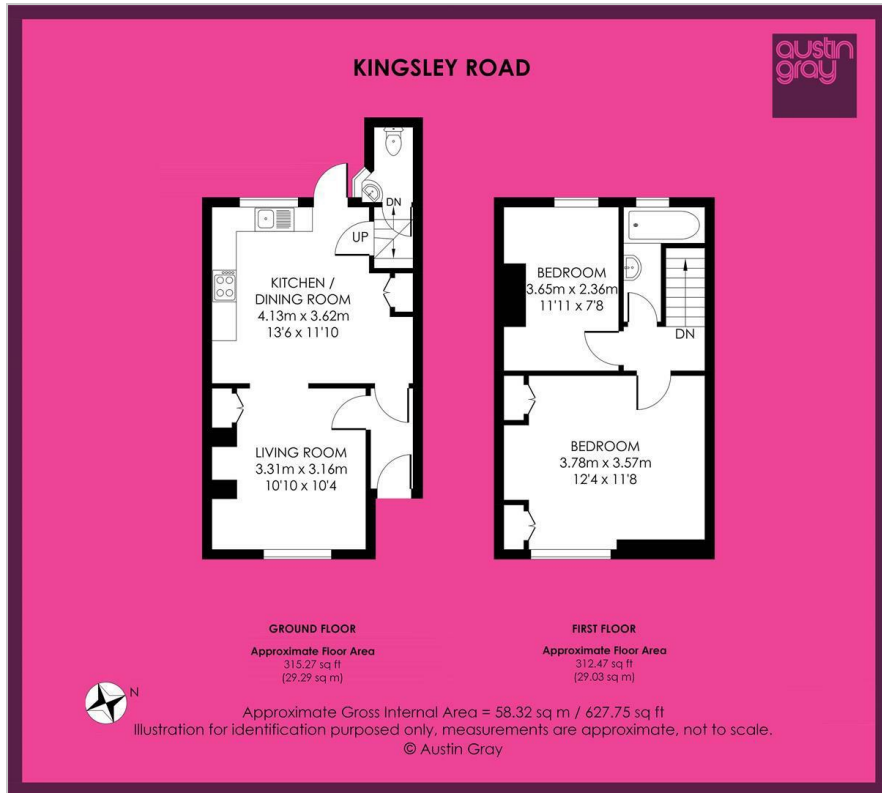
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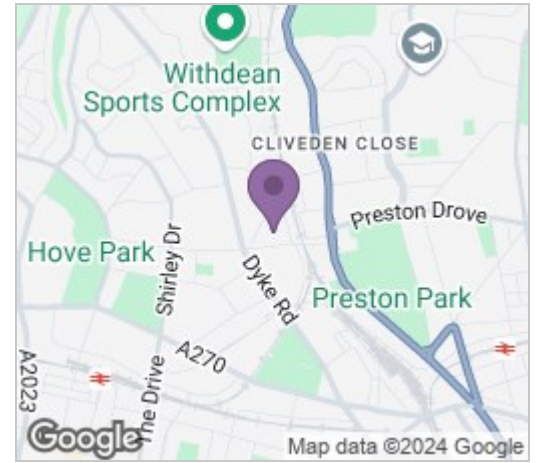
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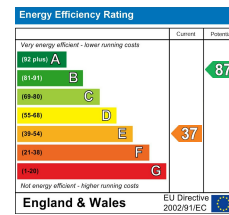
Floor Plan



Area Map



Energy Efficiency Graph



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