



Brighton, BN2 5JL

**Guide price £550,000**

Guide Price £550,000 to £600,000....Charming Edwardian Family Home on a Desirable Tree-Lined Road

Nestled in a welcoming community, this enchanting Edwardian family home spans three floors and boasts beautiful front and rear gardens. Ideally located for easy access to Kemp Town, East Brighton Park, and Brighton Marina, you'll be close to an array of shops, restaurants, and the seafront.

As you step inside, you're greeted by an abundance of natural light flooding the lounge, featuring two period sash windows, an open feature fireplace, and original wood flooring. This inviting space flows seamlessly into the open-plan dining area, which includes another feature fireplace and bespoke shelving. The sleek, recently fitted kitchen is a standout with its two-tone cupboards, integrated appliances, tiled splashback and Double doors lead out to a secluded rear garden. The ground floor also includes a family bathroom with a window to the rear and a practical storage cupboard housing the gas combination boiler.


Ascending to the first floor, the full-width front bedroom is bathed in natural light through lovely sash windows and includes a cast iron feature fireplace. A second bedroom at the rear offers charming garden views, completing this level.

The second floor features a wonderful dual-aspect principal bedroom with ample space for a study area and picturesque views over the surrounding gardens. Plumbing is in place for an ensuite addition. Additional eaves storage is also available.

The landscaped rear garden is a suntrap, featuring tiled areas and mature raised borders bursting with colourful plants and shrubbery. It's a truly wonderful space to relax and soak up the sun.



- Three bedroom Home
- Close to Shops Restaurants & Brighton Hospital
- Open Fireplace
- Landscaped Rear Garden
- Period Features
- Situated In a Sought After Tree Lined Road
- Spacious Though Lounge Dining Room
- Modern Fitted Kitchen
- Modern Family Bathroom
- Ample Storage Space

Energy Efficiency Rating		Current	Potential
<b>Very energy efficient - lower running costs</b> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		54	85
<b>Not energy efficient - higher running costs</b>			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			



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All measurements are approximate

