

# Trafalgar Road

## Brighton

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COMMERCIAL



# Trafalgar Road Brighton

£435,000



3

BEDROOM

2

RECEPTION

1

BATHROOM

## About the property

Guide Price £435.000 - £450.000

An attractive and spacious four-bedroom period terraced house, offering a fantastic opportunity to add your own personal touch.

The welcoming reception room features a charming fireplace and a large bay-fronted window, filling the space with natural light. A separate dining room enjoys views over the rear, while the generously sized kitchen diner overlooks the garden, making it an ideal space for family gatherings and entertaining. Featuring numerous attractive period features including original wood floorboards throughout.

The well-proportioned garden boasts a large decked seating area, perfect for outdoor relaxation, along with a substantial shed providing excellent storage or workshop potential.

Upstairs, two spacious double bedrooms offer comfortable accommodation, with the main bedroom showcasing a striking bay window and the second enjoying picturesque views over the rear garden and towards Hove Basin. One additional bedrooms provide versatility, whether for guests, a home office, or creative space.

Situated near both Victoria and Vale Park, the property benefits from excellent transport links, with Portslade Train Station just a short distance away.

A wonderful opportunity to create a stylish and comfortable home in a sought-after location.











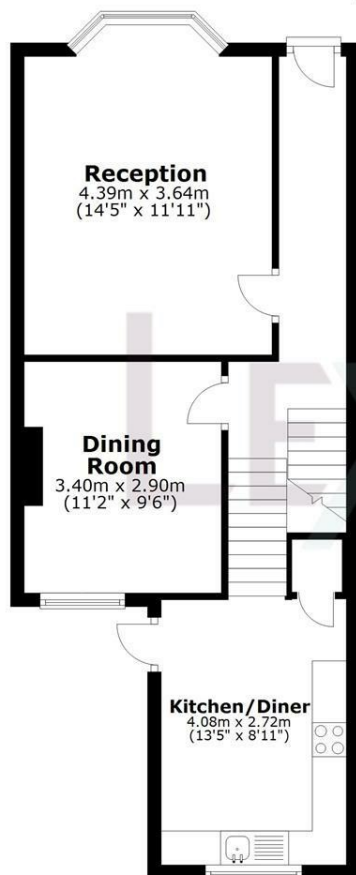




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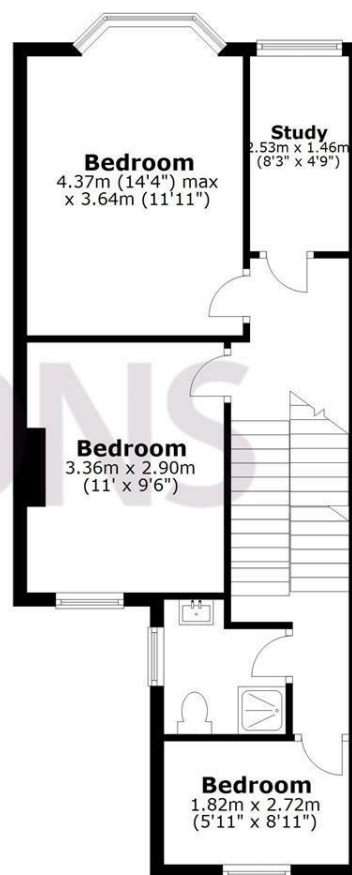
### Ground Floor

Approx. 55.6 sq. metres (598.7 sq. feet)



### First Floor

Approx. 48.5 sq. metres (521.7 sq. feet)



Total area: approx. 104.1 sq. metres (1120.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC