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Company Registration No: 11397540



**WEATHERILL**  
Property Group  
*Your Property Matters*



## 14 Middle Road Brighton BN1 6SR

A RARE OPPORTUNITY to purchase a two storey home with benefits including a generous rear garden, modern kitchen and bathroom fittings, offered for sale with NO ONWARD CHAIN and being located very close to Preston Park in the heart of PRESTON VILLAGE.



**Offers In The Region Of £380,000 Freehold**

All of our properties are available to view online at [www.weatherillpropertygroup.co.uk](http://www.weatherillpropertygroup.co.uk)



- A RARE OPPORTUNITY TO PURCHASE A 2 STOREY COTTAGE IN BRIGHTON'S HISTORIC PRESTON VILLAGE
- LOCATED WITHIN A FEW HUNDRED YARDS OF PRESTON PARK RAILWAY STATION
- 2 BEDROOMS

## Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

## Agents Notes

Arranged over two floors, the accommodation within briefly comprises: 2 BEDROOMS, A BATHROOM, A LOUNGE/DINING ROOM AND A KITCHEN.

In terms of OUTSIDE SPACE, there is an attractive walled rear garden complete with outside storage facility and being accessed via the kitchen.

The property has an abundance of PERIOD FEATURES, some useful storage, gas fired central heating and is offered for sale with NO ONWARD CHAIN. Located in the heart of Preston Village, the house is within walking distance of Preston Park itself, Preston Park Railway Station and shopping facilities including a Sainsbury's Local. Bus services pass close by and there are good schools within the area catering for all age groups.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



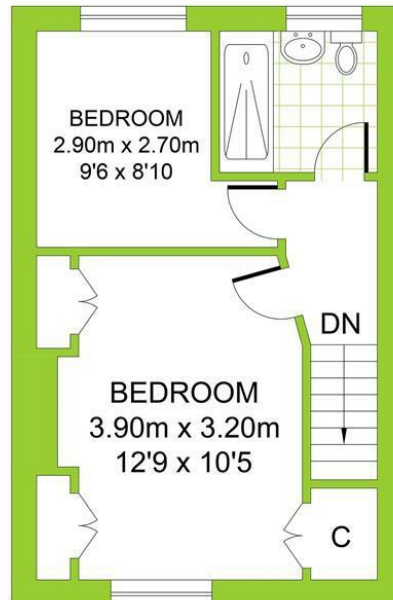
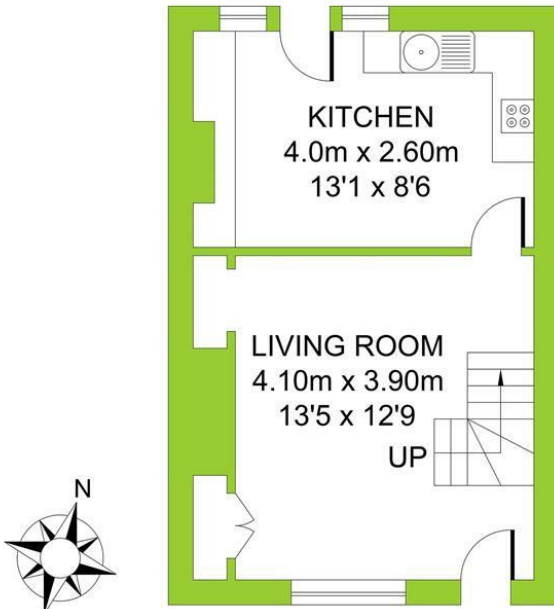
## Floor plans

### GROUND FLOOR

Approximate Gross Internal Area  
27.06 sq m / 291.27 sq ft

### FIRST FLOOR

Approximate Gross Internal Area  
27.06 sq m / 291.27 sq ft



MIDDLE ROAD

Total Area : 54.12m<sup>2</sup> = 582.54ft<sup>2</sup>

Illustration for identification purposes only, measurements are approximate, not to scale.  
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