

House - End Terrace (EPC Rating: D)

# 17 COWFOLD ROAD, BRIGHTON, BN2 5EP

## £1,950

**ASTON VAUGHAN**  
Sales and Lettings



# 2 Bedroom House - End Terrace located in Brighton

\*\*\* CLOSE TO RSCH // FURNISHED OPTION AVAILABLE // BEAUTIFUL SUNNY GARDEN \*\*\*

An extremely well presented family home in Brighton, with fantastic views. Located in a quiet street, the property is less than 10 minutes walk to the Royal Sussex County Hospital, and blessed with excellent bus services nearby taking you across the City, as well as plenty of parking in the immediate area, in Zone H which rarely, if ever, has a waiting list. The lively Kempdown high street & Brighton's famous seafront are also close by.

-  
The main family living space is cosy and immediately gives a feeling of comfort and relaxation. There is also a handy full sized storage cupboard, ideal for your Hoover & ironing board, as well as some storage under the stairs.

The Kitchen is well-equipped and comfortable, with large windows located over the sink giving a lovely view of garden when washing up, as well as a side door giving convenient access to the garden and patio decking.

At the top of the stairs is the modern family bathroom with shower over bath. This benefits from both an extractor fan & a window, helping to keep any condensation to an absolute minimum!

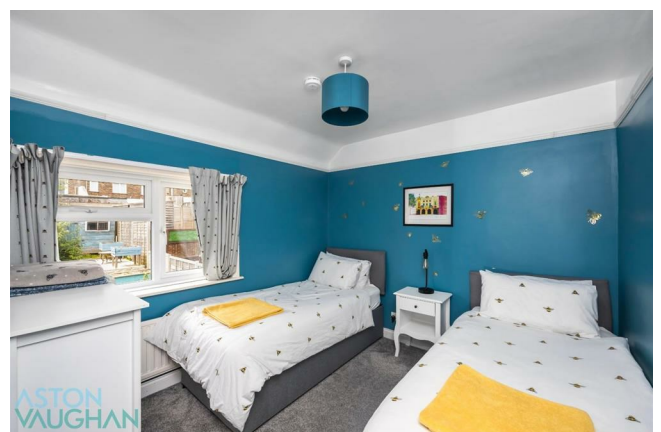
Next to the bathroom is the second bedroom currently furnished with 2 single beds, but with ample space to replace with a double or king if needed.

Spanning the front of the property is the master bedroom, with its generous size it also has large windows that look out onto far reaching views. Early risers can see incredible sunrises over the downs.

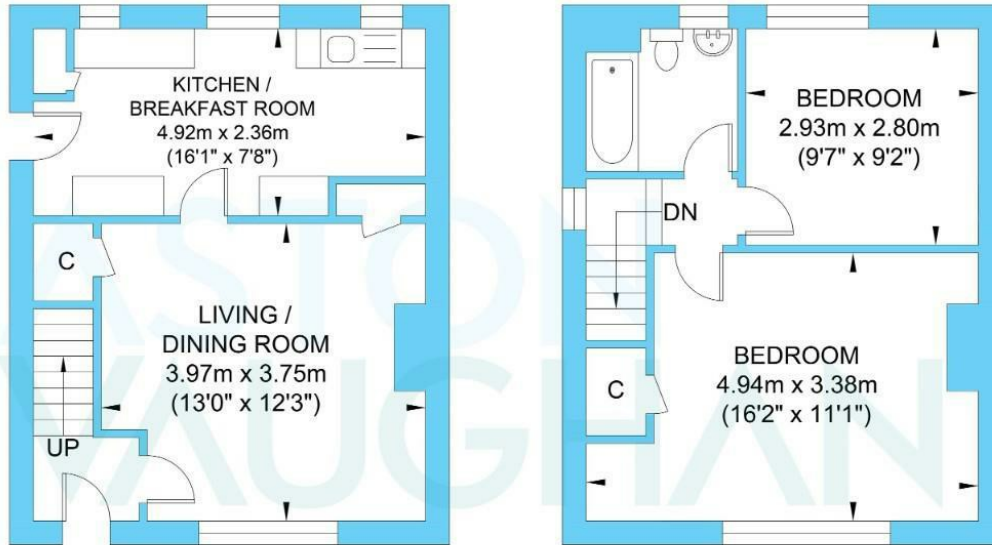
Finally, the garden. Benefitting from separate patio area, lawned area & tiered decked area, this outdoor space really has it all!

All windows are double-glazed uPVC keeping the house quiet and energy efficient.





# Cowfold Road



Ground Floor  
 Approximate Floor Area  
 330.23 sq ft  
 (30.68 sq m)

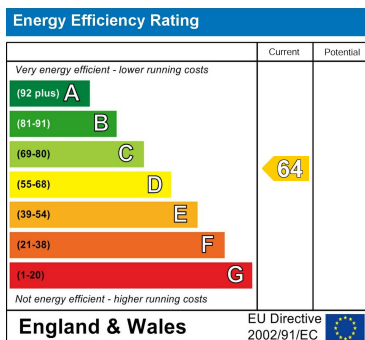
First Floor  
 Approximate Floor Area  
 330.23 sq ft  
 (30.68 sq m)

Approximate Gross Internal Area = 61.36 sq m / 660.47 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

**D**

Energy Performance Graph



Call us on

**01273 253000**

[info@astonvaughan.co.uk](mailto:info@astonvaughan.co.uk)

[www.astonvaughan.co.uk](http://www.astonvaughan.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.