



Hornby Road | Brighton | BN2 4JH  
Offers In Excess Of **£475,000**



This five bedroom semi detached family home benefits from downstairs side extension to an extra reception room or bedroom and has been look after throughout. Located on a quiet residential street and on a wide plot this property benefits from a large private rear garden.



Property details: Hornby Road | Brighton | BN2 4JH

## Key features:

- Five Bedrooms
- Large Front & Rear Garden
- Kitchen / Diner
- Countryside Views
- Two Reception Rooms
- Countryside Walks Closeby

 5 Bedrooms

 2 Bathrooms

 2 Living Room

**INTERNAL** This well-presented family homes spans over two floors and is positioned on a generous plot. The grand approach leads you to the front door which leads into the hallway.

The kitchen is perfect for socialising with a large breakfast / dining area which can accommodate a table and chairs.

The large attractive fitted kitchen comprises freestanding oven, space for an 'American style' fridge/freezer and/ plumbing for a dishwasher and washing machine. The downstairs also offers a further reception room / ground floor bedroom/playroom, , further to this the downstairs accommodates a Shower room/wash basin /W.C and a further hallway which leads out into the garden.

The first floor has three double bedrooms and one large single bedroom of which three of the bedrooms have built in storage. The hall has a large airing cupboard and leads to contemporary bathroom. The bathroom comprises of a bathtub, shower overhead, wash basin and WC, the bathroom also has a built-in cupboard. The large loft has a fitted loft ladder, is fully floor boarded and has power and lighting.

**EXTERNAL** The generous rear garden is in a peaceful setting with countryside views. Mainly laid to lawn with raised beds/allotment area and a patio area which is perfect for alfresco dining. Another hard standing accommodates space for Two sheds. There is also access down the side of the property to the front garden which has been beautifully kept.

**LOCATION** Hornby Road is within a quiet, family orientated community with convenient local amenities which are in walking distance of your doorstep. Not only does this lovely family home have a vast variety of bus routes to take you into Brighton City centre, but you are also less than 2 miles away from all the local high street stores of London Road. The location also offers countryside walks moments from your front door.

### ENTRANCE HALL

**LIVING ROOM** 14' 8" x 10' 4" (4.47m x 3.15m)

**PLAY ROOM / RECEPTION ROOM** 14' 2" x 10' 9" (4.32m x 3.28m)

### DOWNSTAIRS SHOWERROOM

**KITCHEN/DINER** 21' 0" x 10' 5" (6.4m x 3.18m)

**BEDROOM** 17' 3" x 10' 9" (5.26m x 3.28m)

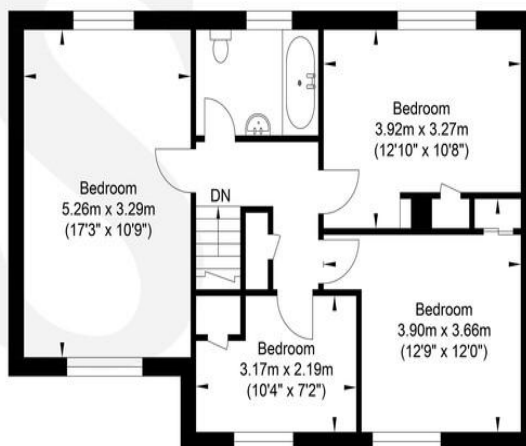
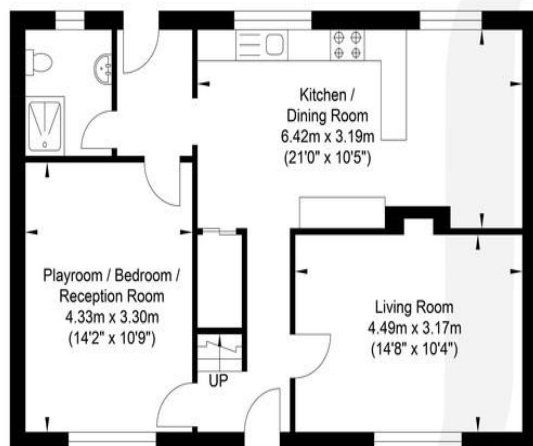
**BEDROOM** 12' 9" x 12' 0" (3.89m x 3.66m)

**BEDROOM** 12' 10" x 10' 8" (3.91m x 3.25m)

**BEDROOM** 10' 4" x 7' 2" (3.15m x 2.18m)



# Hornby Road



Approximate Gross Internal Area = 122.80 sq m / 1321.80 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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## Property Details:

Floor Area: (122.80) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.