



Matlock Road | Brighton | BN1 5BF

Guide Price **£650,000 - £675,000**



**** Guide Price £650,000 - £675,000 **** A character filled three bedroom Terraced Edwardian family home which showcases original features throughout and a West facing rear garden. Located in a popular residential street off Dyke Road Avenue and only a 0.2 mile walk to Preston Park Train Station.



Key features:

- ** Guide Price £650,000 - £675,000 **
- Edwardian Terraced House
- Three Double Bedrooms
- Three Reception Rooms
- Original Features Throughout
- West Facing Rear Garden
- Popular Residential Street
- Short Walk To Train Station
- One Mile From Seven Dials

 3 Bedrooms

 1 Bathrooms

 2 Living Rooms

INTERNAL

Built in 1905 this impressive, terraced home showcases original features throughout, such as the attractive fireplaces, decorative cornicing, picture rails, and high ceilings. The property showcases original floorboards run through most of the property. Off the hallway is a bright living room which benefits from a large bay window and an open fireplace. A further reception room accommodates the dining room which overlooks the rear garden. The kitchen/ diner is situated to the rear of the property and is in need of updating.

The first floor comprises three double bedrooms. The two larger bedrooms have feature fireplaces, and the master enjoys a large bay window. The showroom has walk in shower and a wash basin. The property also has a WC which is separate. From the landing there is access via a pull-down ladder to a large, boarded loft space with huge potential to extend STP.

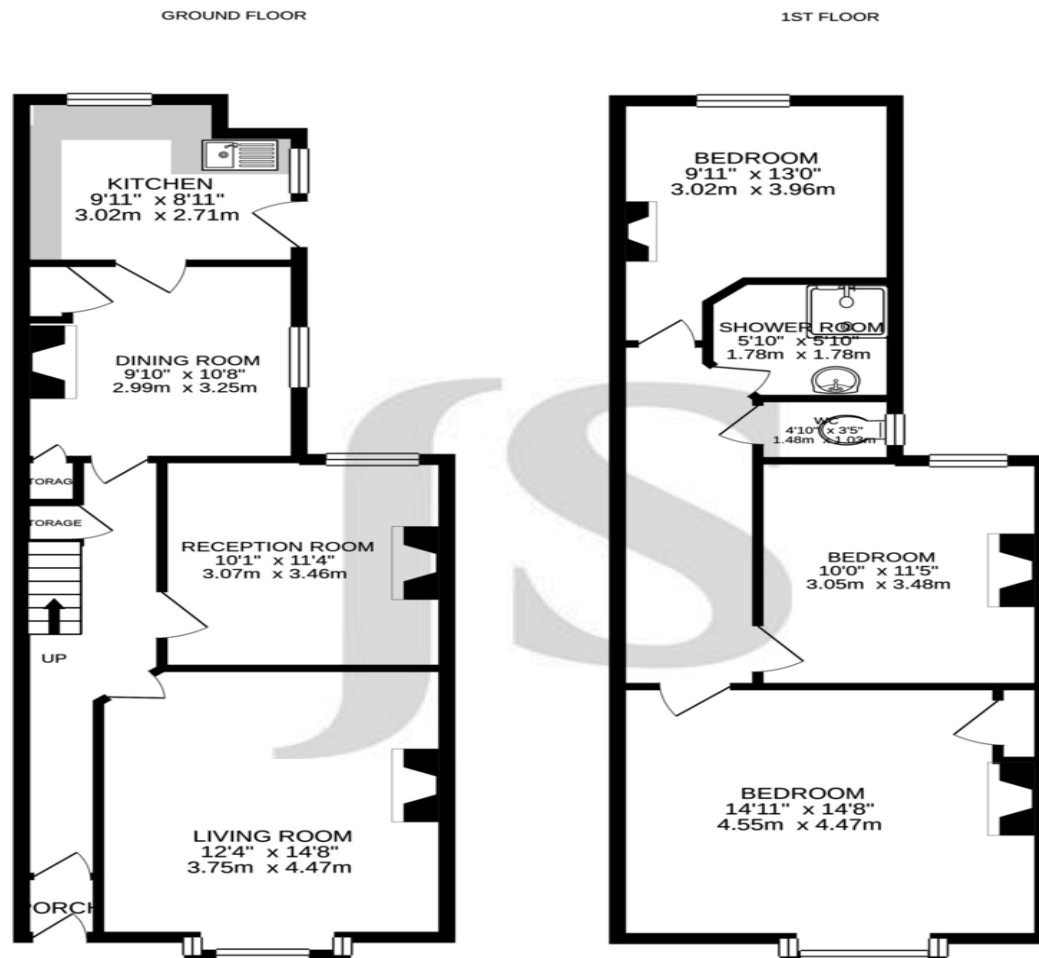
EXTERNAL

The rear garden has a Westerly aspect, is mainly paved with a shed towards the rear. To the side of the kitchen is a useful external space, which could be used to store bikes.

LOCATION

Situated in an idyllic residential street made up of Edwardian terraced houses running off Dyke Road Avenue. Popular Seven Dials and Brighton mainline station are approximately 1 mile in distance. Preston Park train station is a 0.2 mile walk.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

Property Details:

Floor Area: (107) – Floor area is quoted from the EPC

Tenure: Freehold

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.