



27 Richmond Road, Brighton BN2 3RL

Offers In Excess Of £750,000

- PERIOD HOME
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- WESTERLY ASPECT REAR GARDEN
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN
- IN NEED OF MODERNISATION
- GAS CENTRAL HEATING

Description

27 Richmond Road, Brighton is an impressive period property consisting of four double bedrooms, two bathrooms, two kitchens, three reception rooms with period features. The layout of this property would accommodate many uses. There is a large westerly aspect rear paved garden with mature planted flower beds, summerhouse, outside tap and complete privacy.

This is the first time the property has been on the market in over 40 years and although in need of updating provides a unique opportunity as a large impressive, family home with period features.

The current layout of the property is as two flats via access from the main front door. Providing plenty of space and rooms for each flat. This property could easily be divided subject to the necessary planning permission.

The size and location of this property would also lend itself very easily to HMO subject to permission.

The property's asking price is in the region of £850,000 and there is no onward chain.

Location

Richmond Road is located in the quiet highly desired Roundhill Conservation area of central Brighton with a variety of local shops at nearby Fiveways consisting of coffee shops, gastropubs, independent bakery, butchers and greengrocers as well as a wide variety of shops within easy access, along with the well known and long established Open Market in London Road and a wide choice of retail experiences, both boutique and retail chains, including a wide choice of shops and eateries in London Road, Brighton and the well known North Laines, The Lanes, Royal Pavilion and Palace Pier.

There are several local parks nearby including Preston Park and The Level whilst also being within easy reach of the South Downs National Park and Hollingbury Golf Course.

There are bus links nearby and also Brighton Mainline Train Station for commuter links into London and beyond. Access to the A27 is quick to travel.

Richmond Road is ideally situated for good schools, the Universities and the Royal Sussex County Hospital.

Richmond Road is 0.3 miles to London Road (Brighton), 0.73 miles to Brighton, 0.85 miles to Moulsecomb, 1.30 miles to Preston Park and 1.80 miles to Hove.

ENCLOSED PORCH

ENTRANCE HALL Original coving, cornice, understairs storage, doors to living room, dining room and kitchen, side door to garden, radiator, thermostat.

KITCHEN Incorporating stainless steel single bowl sink unit, vinyl work surfaces with drawers and cupboards under and matching eye-level cupboards. Space for appliances, tiled throughout, 4-ring electric hob with cooker below and extractor above, UPVC double glazed window.

LIVING ROOM Fireplace with electric fire and marble effect hearth, bay window, picture rails, radiator.

DINING ROOM Double glazed window overlooking side, built-in wardrobes, picture rails, radiator.

RECEPTION ROOM Dual aspect west and north-east UPVC double glazed windows,

BATHROOM Comprising white bathroom suite with shower over, fully tiled, vanity wash-hand basin, UPVC double glazed frosted window, low level w.c., radiator.

FIRST FLOOR

LANDING Large landing with two loft hatches, radiators.

BEDROOM 1 Feature fireplace, built-in storage, single sash window, radiator.

BEDROOM 2 Feature fireplace, single sash bay window overlooking front, radiators.

BEDROOM 3 Single sash window overlooking front, radiator.

BEDROOM 4 Feature fireplace, built-in storage, single sash window, radiator.

KITCHEN Stainless steel single bowl sink unit with mixer tap and drainer, ample cupboards and drawers, breakfast bar, 'Vokera' combination gas-fired boiler, breakfast bar, electrics, stand alone cooker with hob, double glazed window, fully tiled.

SHOWER ROOM Step-in shower being fully tiled, dual aspect west/north-east aspect, UPVC double glazed windows, pedestal wash-hand basin, radiator, plumbing for washing machine.

SEPARATE W.C. Low level w.c., part tiled, wash-hand basin.

OUTSIDE

REAR GARDEN Westerly aspect, flower beds with mature plants, fencing, door to storage, Summerhouse, outdoor tap.

EPC rating: D

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