



## 27 Richmond Road Brighton BN2 3RL

Asking Price Of £700,000

- PERIOD HOME
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- WESTERLY ASPECT REAR GARDEN

- SOUGHT AFTER LOCATION
- PERIOD FEATURES
- IN NEED OF MODERNISATION
- GAS CENTRAL HEATING

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. 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 £725,000 and there is no onward chain.

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.

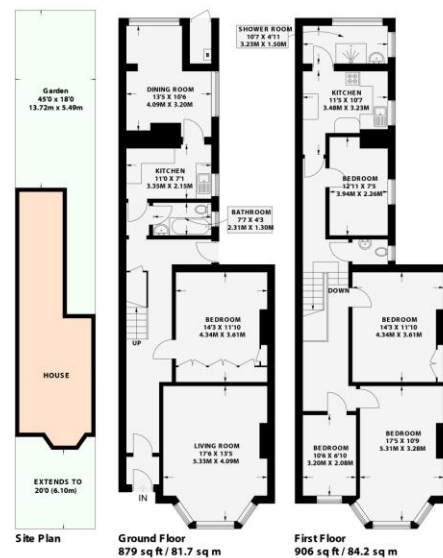
#### OUTSIDE

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

### RICHMOND ROAD

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING BUILDING ELEMENTS)  
1785 sq ft / 165.9 sq m



Floor plan is for illustration and general guidance purposes only and is not to scale. Plans, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustrative purposes only and do not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards (RISQS). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

CH Ceiling Height  
 T Hot Water Tank  
 FF Fridge / Freezer  
 HH Head Height Below 1.5m  
 MP Measuring Points  
 S Storage Cupboard  
 FIB Fibrous Insulation  
 W Garden Shortened for Display



#### Portslade Branch

48 Boundary Road, Portslade BN3 4EF  
portslade@whitlockandheaps.co.uk  
01273 422706

#### Hove Branch

65 Sackville Road, Hove BN3 3WE  
hove@whitlockandheaps.co.uk  
01273 778577



**Disclaimer:** Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.