

14 Surrey Street

Brighton BN1 3PA

Guide Price: £450,000 - £475,000

- BOW FRONTED PERIOD HOME
- TWO DOUBLE BEDROOMS
- WESTERLY FACING REAR GARDEN
- CLOSE PROXIMITY TO BRIGHTON STATION

- SEPARATE KITCHEN
- MOSTLY DOUBLE GLAZED
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this two double bedroom bow fronted period home situated within close proximity to Brighton Station. This home offers a living dining room with separate kitchen, westerly facing rear garden and two double bedrooms. Benefitting from being mostly double glazed with gas central heating. This property is brought to market with no onward chain.

Bus routes operate locally making public transport throughout the city simple. Queens Road is a stones throw away, with its vast array of shopping facilities, eateries and cafés. Brighton Station is very nearby making commutes out of the city easy.

LIVING ROOM Bow sash window, thermostat, radiator, cupboard housing electrics.

DINING ROOM Double doors onto west facing rear patio, radiator.

KITCHEN Incorporating stainless steel bowl sink with mixer tap and drainer, vinyl work surfaces with cupboards below and matching eye level cupboards. Four ring electric hob with oven below and extractor above. UPVC double glazed window overlooking patio. Door to:

CLOAKROOM UPVC double glazed frosted window, low level w.c.

LANDING Loft hatch above.

BEDROOM Bow UPVC double glazed windows, radiator.

BEDROOM UPVC double glazed window overlooking patio, radiator.

BATHROOM Panelled bath with shower over, cupboard housing Worcester combination gas fired boiler, heated towel rail, low level w.c, pedestal wash hand basin, dual aspect South/West UPVC double glazed frosted windows.

OUTSIDE

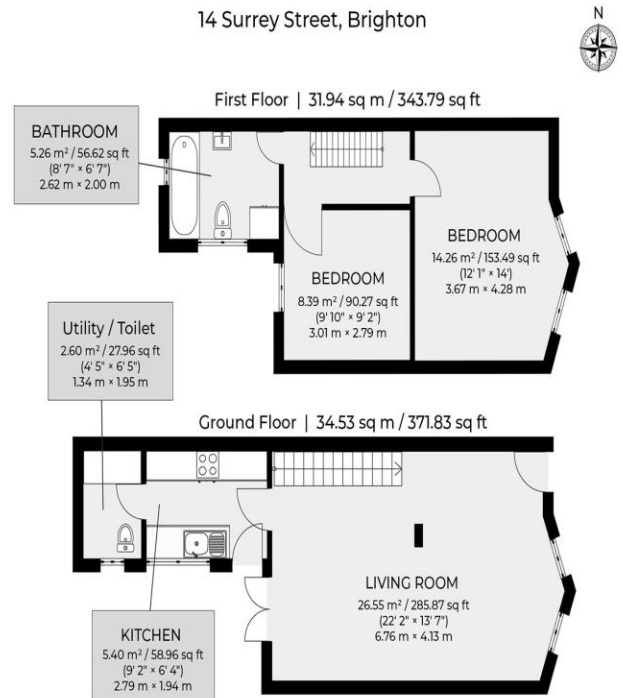
PATIO Westerly facing patio being paved throughout.

FRONT Paved frontage with boxed gas meter.

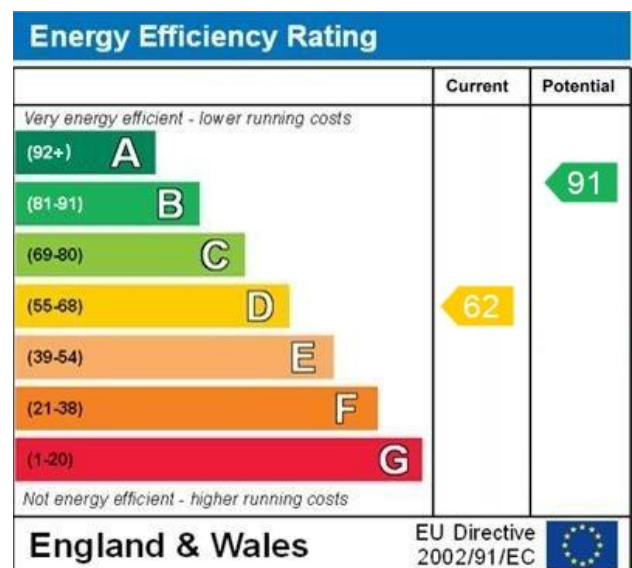
Freehold

Council Tax Band C (taken from www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. Measurements are approximate.



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