



Chester Terrace, Brighton

Guide Price
£775,000
Freehold

- FOUR BEDROOM, TWO BATHROOM TERRACED HOUSE
- WEST FACING REAR GARDEN
- SOUGHT AFTER GOLDEN TRIANGLE LOCATION
- WALKING DISTANCE TO BLAKERS PARK & PRESTON PARK
- CLOSE PROXIMITY TO PRESTON PARK MAINLINE STATION
- POTENTIAL TO EXTEND STAY

GUIDE PRICE: £775,000 - £800,000

Robert Luff & Co are delighted to bring to market this spacious four bedroom, two bathroom family home located in the ever sought after Golden Triangle. Chester Terrace is within walking distance to both Blakers Park and Preston Park with their recreational facilities. Local shopping facilities are available close to hand and the vibrant Fiveways with its range of local independent shops, cafes and bars is within easy reach. Numerous local schools catering for all ages are nearby including Balfour, Downs, Dorothy Stringer and Varndean. London Road and Brighton mainline stations are easily accessible with direct links to Gatwick and London. There is easy access out of the city onto the main London Road/A23 and the A27, local bus services are also near to hand providing easy access to Brighton city centre and seafront.

Robert
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Accommodation

Entrance Hall

Living Room 13'1" x 12'3" (4.01 x 3.74)

Laminate flooring, sash windows set into bay with shutters, fire place, wall mounted radiator, picture rail

Dining Room / Office 10'7" x 10'3" (3.25 x 3.13)

Laminate flooring, fireplace, built in storage cupboards, sash window, picture rail, cornicing, wall mounted radiator

Kitchen 13'6" x 9'9" (4.14 x 2.98)

Laminate flooring, mix of wall and base units, space for fridge freezer, sink with drainer, double glazed windows, door leading to utility room

Utility Room 7'0" x 5'7" (2.15 x 1.71)

Vinyl flooring, space for washing machine, space for dishwasher, sink with drainer, access to cloakroom

Cloakroom

WC, double glazed window

Conservatory 8'7" x 9'9" (2.64 x 2.98)

Vinyl flooring, storage cupboard, doors leading to rear garden,

Stairs Leading To First Floor

Bedroom One 13'4" x 11'10" (4.07 x 3.62)

Carpet flooring, built in wardrobes, sash windows with shutters, picture rail, wall mounted radiator

Bathroom

Roll top bath, sink, built in storage, sash window with shutters

Bedroom Two 10'7" x 10'4" (3.25 x 3.16)

Carpet, double glazed window, wall mounted radiator, built in wardrobes, picture rail

Bedroom Three 10'4" x 9'9" (3.17 x 2.98)

Carpet flooring, double glazed window, built in wardrobes, wall mounted radiator, access to en-suite

En-Suite

Vinyl flooring, wall mounted radiator, double glazed windows, shower

Stairs Leading To Second Floor

Bedroom Four 14'1" x 11'8" (4.30 x 3.56)

Carpet flooring, wall mounted radiator, access to eave storage, 2x Velux windows,

Rear Garden

West facing rear garden

Agents Notes

EPC Rating: TBC

Council Tax Band: E



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Floorplan



Total area: approx. 130.0 sq. metres (1399.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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