



hamlyn  
smith.


Findon Road, Brighton, BN2 5NY

£375,000 - £400,000

# hamlyn smith.

 4 Bedrooms

 2 Receptions

 1 Bathroom

Guide Price £375,000 - £400,000  
Spacious four-bedroom house with a fantastic reception space, large garden, outside utility room and a garage.

- 4 Bedroom Family Home
- Garage
- Front & Rear Gardens
- No Onwards Chain





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1 Hova Villas, Hove, BN3 3DH

01273 762222

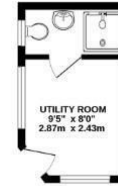
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Findon road, Brighton

Set back from Findon Road with a landscaped front garden and steps leading to the front porch, this four bedroom house is coming to market for the first time in two decades, having been home to the same family for many years. The house welcomes you into a wide hallway with a door to the living room on the left. As you enter the reception space you will be struck by how light and spacious the room is. Designed in an 'L' shape which gives a distinct space for the dining table, the room is over six metres deep and has double doors at the rear onto the back garden. Off the dining room there is a door to the good size fitted kitchen, which can also be accessed off the entrance hall. The kitchen also has a door to the garden, and stepping out you find yourself on a large patio with steps up to the main garden. The outside utility room is off the patio, close to the kitchen door, and is a hugely convenient space for laundry and extra storage or a large freezer. There is also a shower room off the utility room. At the rear of the garden there is a gate which opens to an alleyway. This is the most direct pedestrian route through to the garage area.

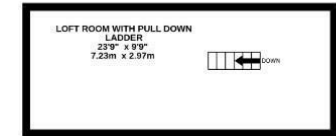
Upstairs are four bedrooms and a family bathroom as well as a separate WC. A pull-down ladder leads to a boarded loft which has been used as a games room. The house has double glazing and central heating and is offered with no onward chain.



GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



FIRST FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



LOFT  
231 sq.ft. (21.5 sq.m.) approx.

FINDON ROAD, BRIGHTON, EAST SUSSEX, BN2 5NY

TOTAL FLOOR AREA : 1415 sq.ft. (131.5 sq.m.) approx.

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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