

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

www.psandb.co.uk



London Road, Waterloo, PO7 5AB Guide Price £350,000 Leasehold

An exciting and rare opportunity to acquire this versatile mixed-use property, combining generous family accommodation with a prominent ground floor shop. Offering excellent income potential and flexible living, the property is perfectly suited to investors, business owners, or families looking for a home that can work as hard as they do. With ample parking, a garage, and a private courtyard garden, this property truly ticks all the boxes.



Entrance Hall

Door to garden, spot lighting, radiator

Bedroom 1

11'10" x 9'8" (3.63m x 2.95m)

Double doors leading to garden, radiator, spot lighting, skylight window

Ensuite

Double glazed window to rear aspect, tiles to floor and walls,, shower cubicle, WC, hand basin with cupboard, spot lights

Bedroom 2

8'8" x 9'8" (2.66 x 2.95)

Double glazed window to front aspect, radiator,

Ensuite

Hand basin, WC, extractor fan, cupboard, spot lights

Kitchen

21'5" x 6'11" (6.53 x 2.11)

Wall and base units. 1 1/1 bowl sink with mixer tap, Range style cooker to remain with extractor hood. Space for washing machine, tumble dryer. Integrated dishwasher, boiler, double glazed window to side aspect, spot light.

Lounge

12'5" x 9'8" (3.81 x 2.95)

Sliding doors to courtyard garden, radiator

Inner Hallway

Radiator, stairs to first floor

First Floor Landing

Spot lights, loft access

Bedroom 3

16'11" x 13'3" (5.16 x 4.06)

Double glazed bay window to front aspect, plain walls and ceiling, log burner, radiator

Bedroom 4

12'11" x 10'7" (3.96 x 3.23)

Double glazed window to rear aspect, radiator

Room

12'0" x 5'10" (3.66 x 1.8)

Spot lights, radiator

Bathroom

Tiles to floor and walls, WC, panelled bath with shower over head, hand basin with cupboard. Double glazed obscure window to rear aspect.

COMMERCIAL PREMISES

Shop Front

16'11" x 14'0" (5.16 x 4.29)

Window and door to front aspect, , water, lighting and power outlets, air conditioning

Kitchenette

6'0" x 5'8" (1.83 x 1.75)

Wall and base units, sink with mixer tap,

W C

Hand basin and WC

Outside

Mostly laid to decking, artificial lawn area, outside lighting, dual gated access.

Office

10'0" x 6'9" (3.05 x 2.06)

Double doors to garden, lights and power outlets, panelled walls

Courtyard

Decking to ground, built in seating

Garage

17'10" x 8'11" (5.46 x 2.72)

Up and over door, lighting and power. Parking also available in front of the garage

Parking

Allocated parking for two vehicles to the front, which belong to the shop



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent