



Court Close

Brighton, BN1 8YG

FOSTER
& CO.

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Guide price £700,000

Set on an imposing corner plot is this attractive detached chalet bungalow boasting an fantastic position in a quiet cul-de-sac. Built in the 1930's this characterful property has been extended and improved to create this warm and comfortable family home. On approach you are greeted by a large entrance porch and hallway with original oak flooring. Leading from the hallway there is a spacious lounge/dining room, contemporary kitchen/breakfast room fitted with high gloss units and integrated appliances, a shower room with separate WC and a spacious third bedroom overlooking the front. Upstairs there are two good size bedrooms and a family bathroom. The property also benefits from a well planned rear garden with a decked area for dining and entertaining, a driveway and garage giving this stylish home everything the modern family could need including good local schools for all ages, shops, restaurants and links to travel networks.

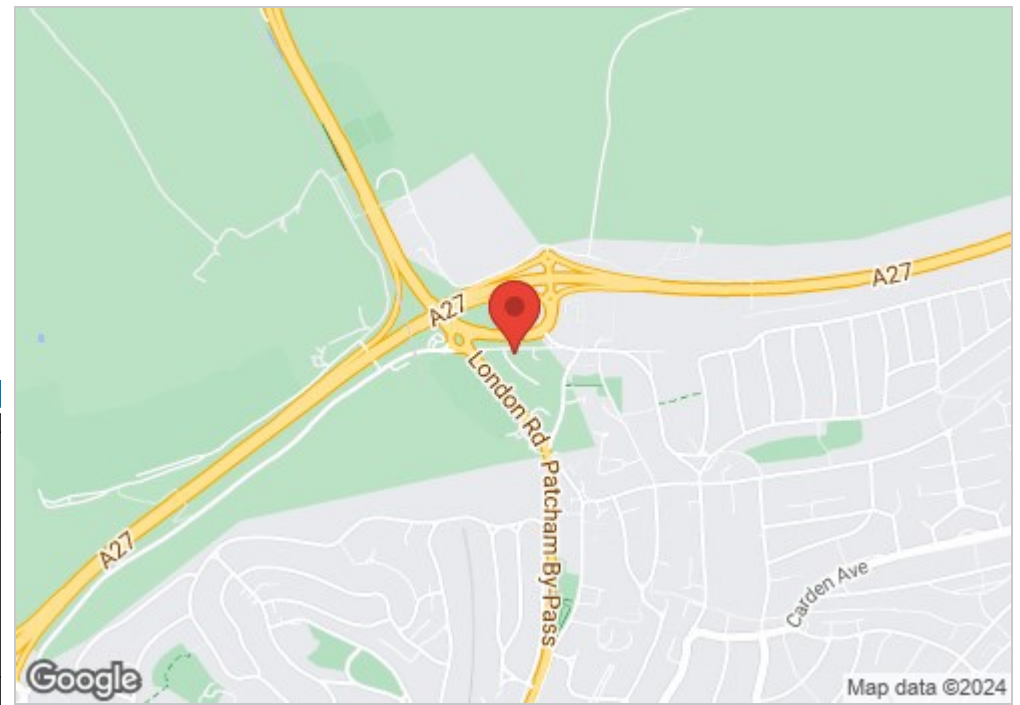
This stunning home is situated in a popular area with lots of local shops and the South Downs on your doorstep. The city centre shopping districts and beach are also within easy reach, and this house also offers easy access to Preston Park Station, the A27 and the A23 which have direct and fast links to the airports and London.



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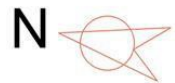
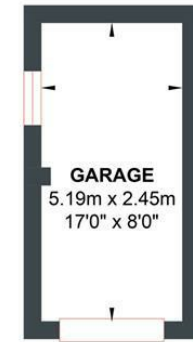
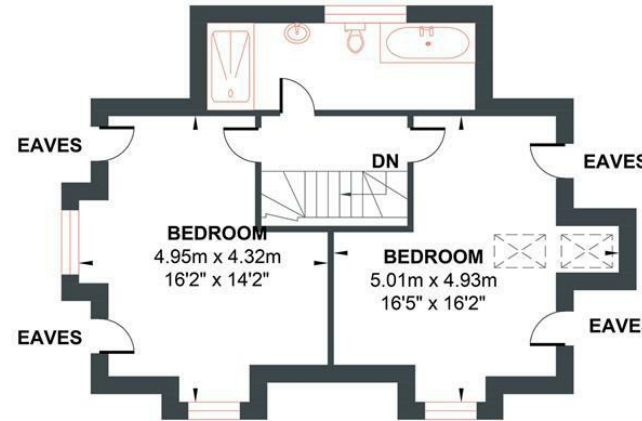
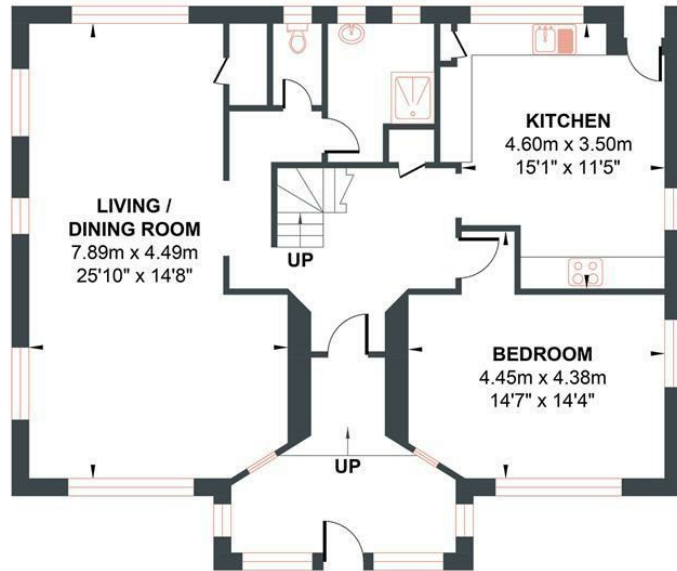
- £700,000 - £750,000
- 2 Bathrooms
- Large Living Room
- Garden
- Great Location
- Detached
- 3 Bedrooms
- Garage
- Off Road Parking
- Dinning Area

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



COURT CLOSE

Approximate Gross Internal Area = 148.92 sq m / 1602.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
984.68 sq ft
(91.48 sq m)

FIRST FLOOR
Approximate Floor Area
481.68 sq ft
(44.75 sq m)

GARAGE
Approximate Floor Area
136.59 sq ft
(12.69 sq m)



