





# 25 Redvers Road

Brighton, BN2 4BF

**Guide price £475,000**

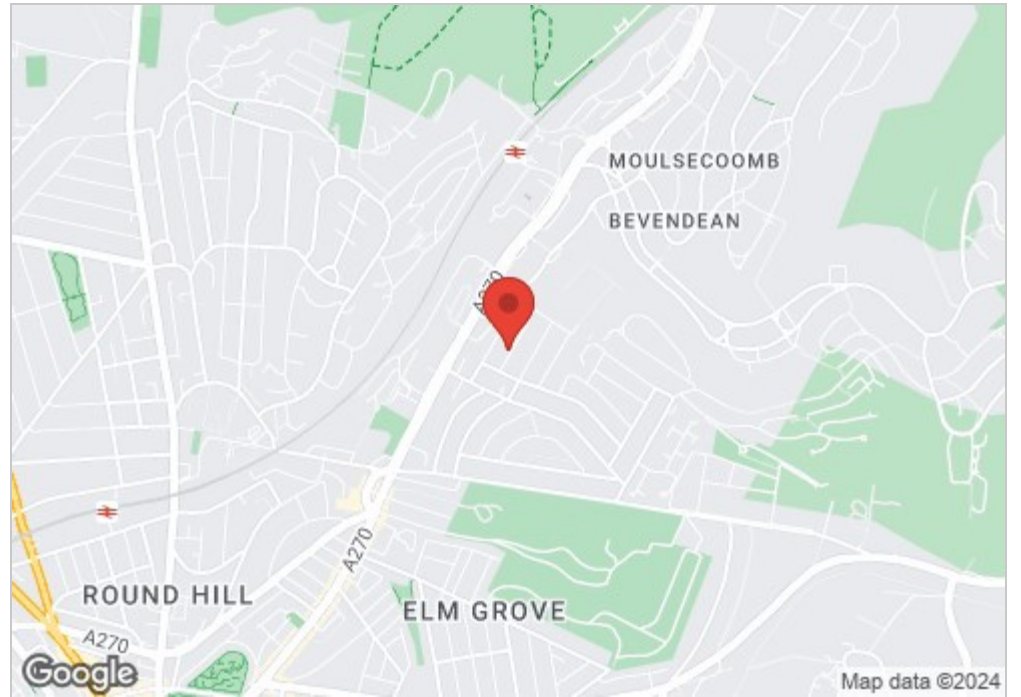
Guide Price £475,000 to £500,000....Presenting a meticulously renovated redbrick Edwardian House, featuring 3 spacious double bedrooms spread across three floors, complemented by two luxurious bathrooms. The modern kitchen seamlessly connects to a westerly facing rear garden, creating an inviting oasis for outdoor gatherings.

Step inside and be enchanted by the harmonious colour schemes and abundant natural light flooding the airy through lounge dining area. Admire the lounge featuring double glazed windows adorned with fitted shutters, original wood flooring, and an elegant cast iron fireplace. Move seamlessly into the dining space with bespoke fitted cupboards, ideal for hosting dinner parties, before transitioning to the kitchen breakfast room boasting integrated appliances. Skylights and aluminium double doors fill the extended kitchen with sunlight, providing picturesque garden views.

Ascending to the first floor reveals a front-facing bedroom with original wood flooring and a charming fireplace, alongside a rear double bedroom boasting delightful garden and rooftop vistas. The luxurious family bathroom showcases exquisite feature floor tiles. The third floor unveils a dual aspect master bedroom, affording enchanting cityscape views, complete with an en-suite shower room.

Outside, the westerly facing garden beckons with a decked area extending from the kitchen, perfect for alfresco entertaining, leading to a lush lawn bathed in natural sunlight.

Nestled in a sought-after residential enclave near Milner Road, the property enjoys proximity to local shops on Coombe Road and easy access to Lewes Road, facilitating convenient commuting into Brighton city center and the seafront. With swift access to the A27 and close proximity to Brighton and Sussex Universities, this residence epitomizes modern comfort and convenience.



- Edwardian 3 Double Bedroom Family Home
- Extended Kitchen Breakfast Room
- Sunny West Facing Rear Garden
- En-suite Shower Room
- Arranged Over Three Floors
- Large Through Lounge Dining Room
- Original Wood Flooring
- Modern Family Bathroom
- Close To City Centre
- Guide Price £475,000 to £500,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## REDVERS ROAD

Approximate Gross Internal Area = 92.54 sq m / 996.09 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

