



# 33 Eldred Avenue

Brighton, BN1 5EB

**Guide price £575,000**

An attractive 3 / 4 bedroom semi detached family house, together with a lovely mature rear garden located in a highly regarded residential setting, close to local amenities, excellent schools and convenient for Preston Park Station (approx. 1.1 miles)

This particularly attractive semi detached Tudor style house, occupies a pleasant, slightly elevated position in a "leafy" residential location and provides lovely light and spacious living accommodation arranged over two floors making this a comfortable family home. There is also flexibility in the lay out of the living space, to suit individual family requirements, with two bedrooms on the ground floor, offering the potential for additional reception space if preferred. Features include a superbly fitted open plan kitchen/living room, with doors opening onto the gardens, with a useful, flat "entertaining space" just outside. There are a further two bedrooms on the first floor, together with an additional bathroom en-suite to the main bedroom, with both rooms enjoying pleasant elevated views. Worth of particular mention is the truly lovely good size mature rear garden, which from the rear portion take in some additional fine views. An early viewing is very highly recommended by the owners Sole Agents.

- Most attractive Tudor style semi detached family home
- Sought after residential location convenient for station, schools and shops
- Fine elevated views
- Private Driveway & Garage
- Beautifully presented and appointed
- Light, flexible living space
- Lovely mature rear garden
- Must be viewed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	85
	EU Directive 2002/91/EC	
England & Wales		



## ELDRED AVENUE

Approximate Gross Internal Area = 108.82 sq m / 1171.32 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

