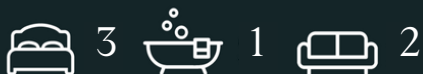




## Hertford Road, Brighton

Guide price £500,000 - £525,000



### Property highlights

- Three-bedroom terraced house
- One bathroom with a bath
- Bright dining room with double doors leading to the garden
- Separate living room with bay window overlooking the street
- Long garden with patio and grass
- Modern kitchen with integrated appliances and garden views
- Located in Fiveways, a popular area in Brighton
- Close to local schools and amenities





Located on a quiet residential street just outside of central Brighton is this well-presented three-bedroom terraced house. Boasting two reception rooms and a long garden, it is well-suited to a small family.

### The property

You enter the house through the front door into the hallway, with a practical cupboard under the stairs, which flows into the ground floor rooms with a light wooden floor. At the front of the house is a cosy living room, with character-filled alcoves with shelves, and a bay window overlooking the street. At the back of the house is a modern kitchen, which has been tastefully decorated with pastel colours and geometric tiles, and a bright dining room with double doors leading to the garden.

The long garden has a patio area, which is perfect for a table and chairs, and a grass area which currently accommodates a children's play area with a swing set and trampoline.

Upstairs are three bedrooms, two of which have spacious built-in cupboards, and a family bathroom with a bath, WC, and washbasin. There's also a loft space for additional storage.

This property is Freehold and the council tax band is C.



















## The area

This home is located on a quiet residential street just north of the centre of Brighton, in the popular Fiveways area. Close to local shops, schools, Hollingbury Golf Course, tennis courts, and a playpark, it is well-suited to families. Stanmer Park, a popular dog-walking location with its woodland walks and access to the South Downs National Park, is a short drive away. Two supermarkets, M&S and ASDA, are located a nine-minute drive away. Brighton city centre and its infamous pebbled beaches are well-connected and can be reached in just twenty minutes by bus.



This terraced home has been tastefully decorated in neutral colours that complement its bright and welcoming feel. With three bedrooms, two reception rooms, and a long garden out the back it is well-suited to family lifestyle.

## Transport links

Located just off Ditchling Road, this property is within a six-minute drive of the A27 and a ten-minute drive of the centre of Brighton. It is well connected by a regular bus service which will get you to the Old Steine in just twenty minutes. Gatwick Airport can be reached by car in half an hour, and Heathrow Airport in an hour and ten minutes. Preston Park Station, with its links to Brighton and London, is just a mile away.

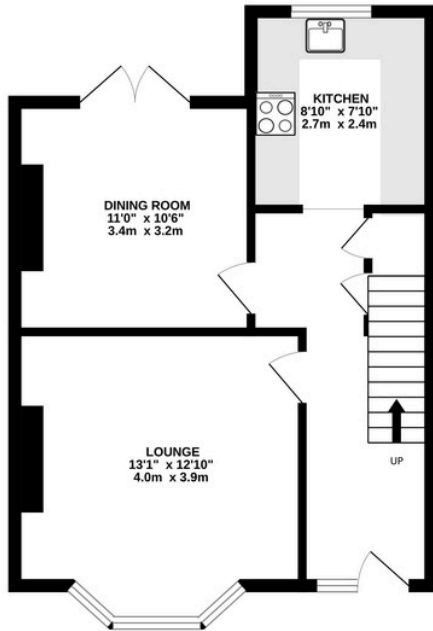
## Schools

Local primary schools include Balfour Primary School and Hertford Junior School. Local secondary schools include Varndean School and Dorothy Stringer. Varndean College is within walking distance and BHASVIC is an eight-minute drive away.

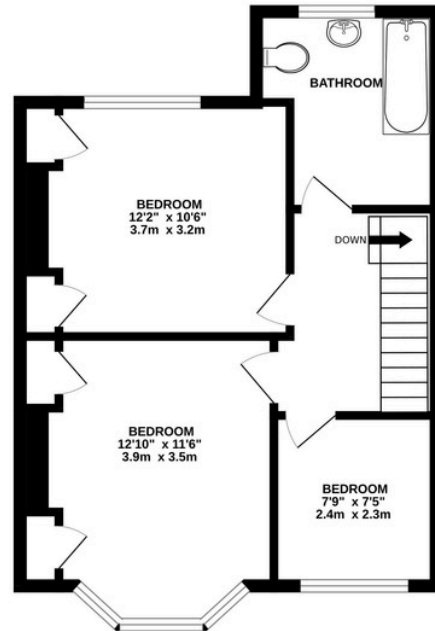
Abi Radford, CMO & Co-Founder at Number Twenty Four



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 936sq.ft. (87.0 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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Viewings are by arrangement only. Contact us and we will be happy to show you around.

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