



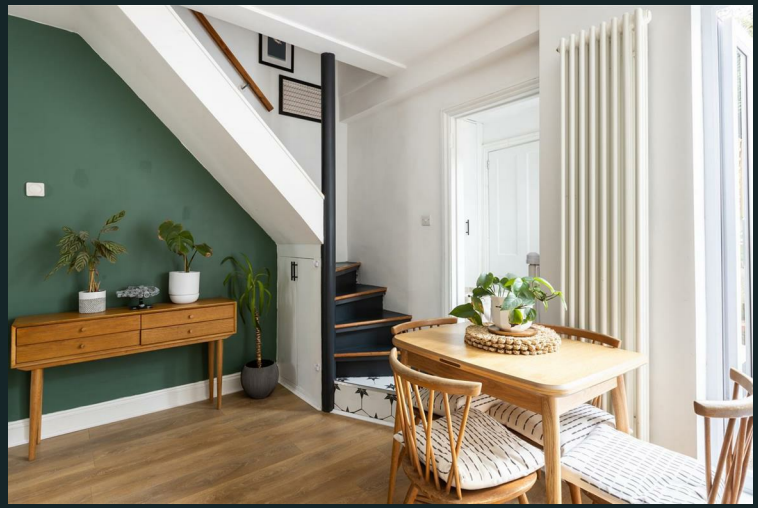
## Dewe Road, Brighton

Guide price £375,000 - £400,000



### Property highlights

- Located just off Lewes Road with excellent transport links into central Brighton
- Close to local shops and pubs
- Recently renovated to a very high standard
- Original black feature fireplace in the living room
- Grey shaker-style kitchen with doors leading to the garden
- Two bright and airy double bedrooms on the first floor
- Modern bathroom and separate utility room
- Spacious garden with patio, lawn, and shed
- Brand new double-glazed windows at the front of the house
- Loft space for additional storage



Guide price £375,000 – £400,000. This beautifully presented two-bedroom terraced house offers stylish accommodation with a welcoming feel. Recently renovated to a very high standard, it boasts a long rear garden and is ready to move straight into.

#### The property

You enter through the front door into an olive green painted hallway where hardwood flooring flows through into the ground floor rooms. At the front of the house, with a large bay window with new double-glazed sash windows, is the bright living room. Decorated in neutral colours, and with a stunning black feature fireplace, it is a welcoming room to spend quality time in. There is built-in storage in the alcoves and shelves hang above providing the perfect place to showcase books and plants.

At the back of the property, with double doors leading out to the garden, is the modern kitchen. Grey shaker-style cupboards hug the walls and are topped with a light wooden worktop. There's ample storage space and the large fridgemaster fridge/freezer can be negotiated with the sale.

Upstairs are two bright and airy double bedrooms. At the front, the principal overlooks the road and has characterful shelving built into the alcoves. At the back, overlooking the garden is the second bedroom, which could be used as a home office.

An extension at the back of the property houses a handy utility room - with built-in cupboards and space for a washing machine - and the family bathroom. Here, Polaris hexagon black star tiles cover the floor and a sleek grey toilet and basin unit provides practical storage space.

Outside, the garden has been recently landscaped and new fences have been put up. Steps lead to a patio area, which has space for a table and chairs and a lawn extends to the back of the space. There's a large sturdy shed at the end of the garden.

#### Additional property information

- Property type: Terraced house
- Tenure: Freehold
- Council tax band: C
- Boarded loft space
- New double-glazed sash windows at the front of the property



### The area

Located just off Lewes Road, this property is well-situated for access to local shops, including an Aldi and a Sainsburys, and pubs. A thirty-minute stroll will get you to the North Laine with its boutique shops and independent cafes. By no means 'out-of-town' the area is well connected to Brighton city centre, which can be reached in just thirty-five minutes on foot. Half a mile away is Wild Park Local Nature Reserve, and two miles away is Stanmer Park - both great destinations for dog walks and running.

### Transport links

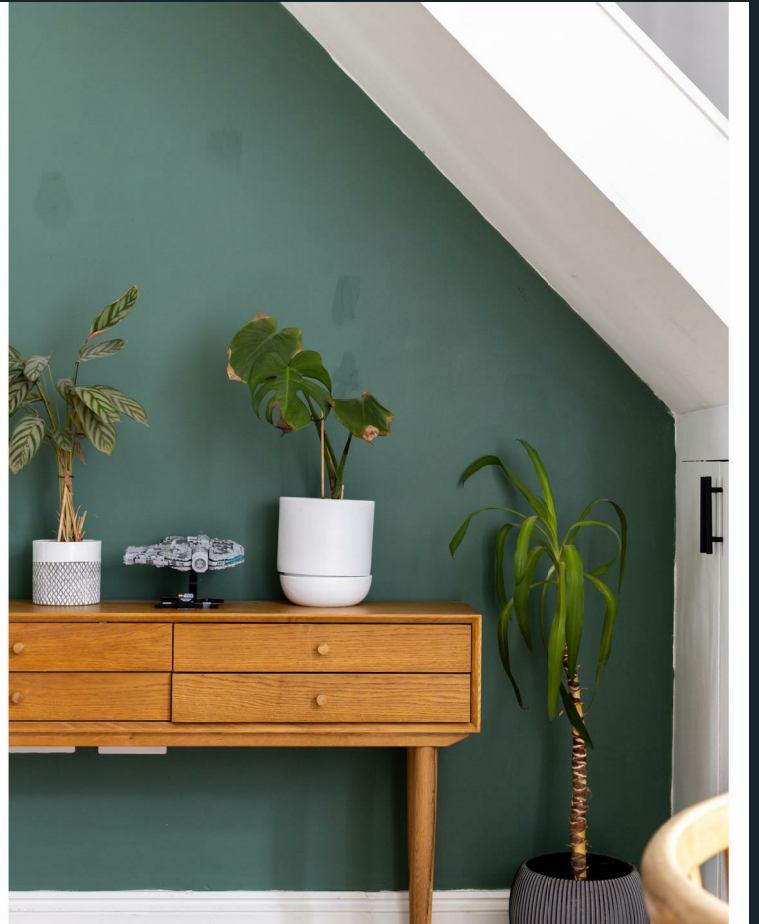
Located just off Lewes Road, this property is within a six-minute drive of the A27 and a ten-minute drive of the centre of Brighton. It is well connected by a regular bus service which will get you to the city centre in just twenty minutes. Gatwick Airport can be reached by car in half an hour, and Heathrow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

### Schools

Local primary schools include Coombe Road (0.2 miles) and St Joseph's Catholic (1 mile). Local secondary schools include Varndean School (1.6 miles) and Dorothy Stringer (1.8 miles).









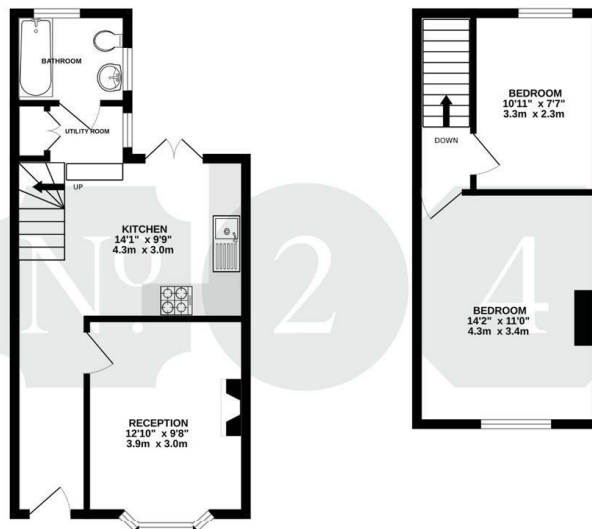






GROUND FLOOR

FIRST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency. Plans are not to scale.

01273 670253  
 hello@numbertwentyfour.co.uk  
 numbertwentyfour.co.uk

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