



Auckland Drive, Brighton, BN2 4JD

welcome to

Auckland Drive, Brighton

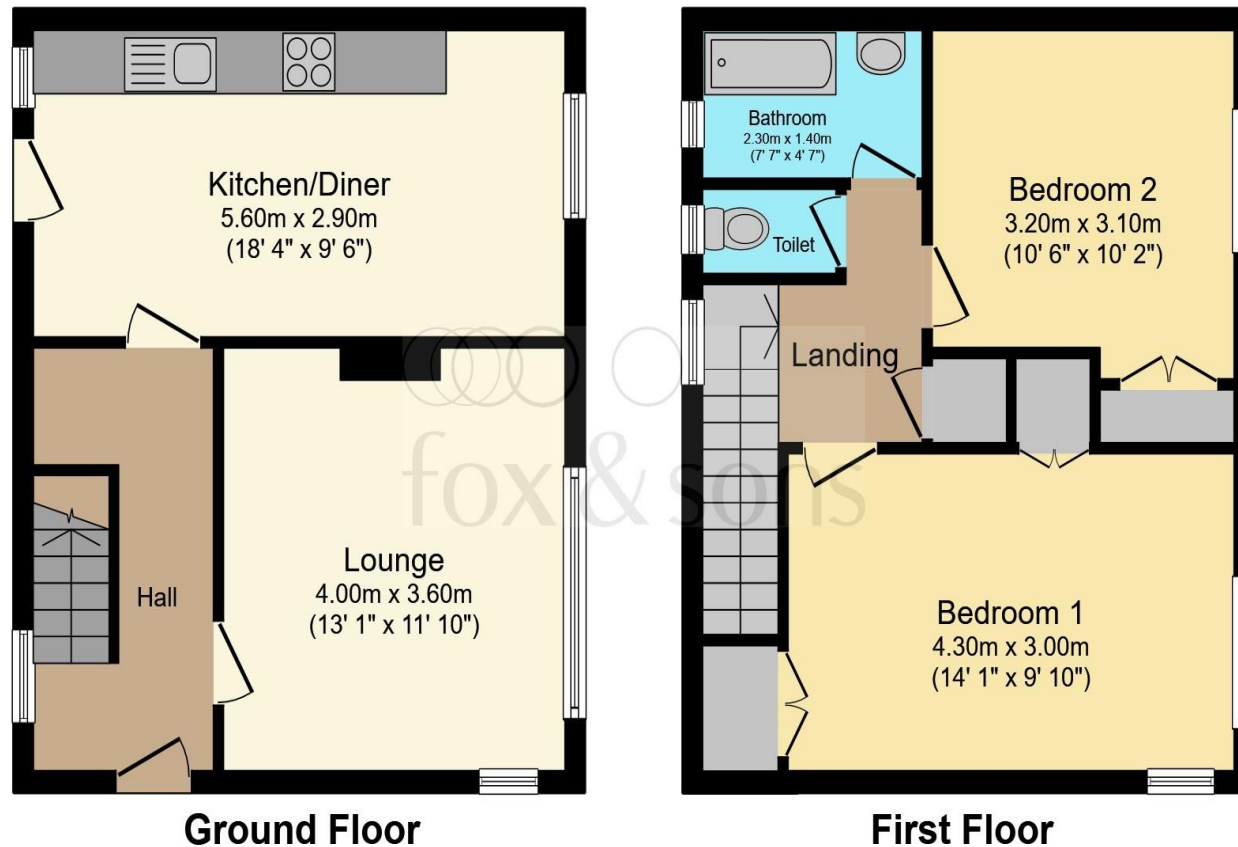
Fox & Sons are delighted to market this two bedroom semi-detached family home. The property is well-presented throughout with spacious living accommodation. Located in the sought after Bevendean area, the property is further complimented by beautiful views over the surrounding woodland.



This two-bedroom house backs onto "Bevendean Down" which is a portion of the South Downs National Park. Featuring two good size bedrooms, the ground floor is a vast space with amazing versatility. The kitchen benefits from the same large addition and has a long counter work area and lots of storage. The gardens are at the front of both rooms. The garden is mainly laid to lawn, which lets in the evening sun and faces the South Downs National Park. The garden also provides access to footpaths through the local Nature Reserve that connect to the 'Bevendean Community Garden'. Going back inside, the stairs lead to the First Floor, which has the two spacious bedrooms with built in wardrobes.

This semi-detached home is situated in the exclusive Bevendean neighbourhood, ideal first-time buyers, or family home. Large enough to be transformed, the garden is ideal for outdoor entertaining. Savour the magnificent vistas of Brighton and the Downs. This large, well-lit house is in a prime location, close to the community's services, educational institutions, and transportation hubs. A short drive away lies the energetic city of Brighton, which has a variety of dining, shopping, and entertainment opportunities.

Make an appointment for a viewing right away to take advantage of everything this family home and charming community have to offer!



Total floor area 78.4 m² (844 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Auckland Drive, Brighton

- SEMI-DETACHED HOUSE
- 2 BEDROOMS
- LOUNGE & SEPARATE KITCHEN/DINING ROOM
- STYLISH BATHROOM & SEPARATE WC
- FANTASTIC VIEWS TOWARDS THE SOUTH DOWNS
- LARGE REAR GARDEN WITH PATIO AREA
- SOUGHT-AFTER BEVENDEAN LOCATION
- POTENTIAL TO EXTEND (STPC)

Tenure: Freehold EPC Rating: D

guide price

£350,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BEG106832



Property Ref:
BEG106832 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01273 677544



LewesRoad@fox-and-sons.co.uk



196-197 Lewes Road, BRIGHTON, East Sussex,
BN2 3LA



fox-and-sons.co.uk