



Rookery Cottages, Middle Road, Brighton, BN1 6SR

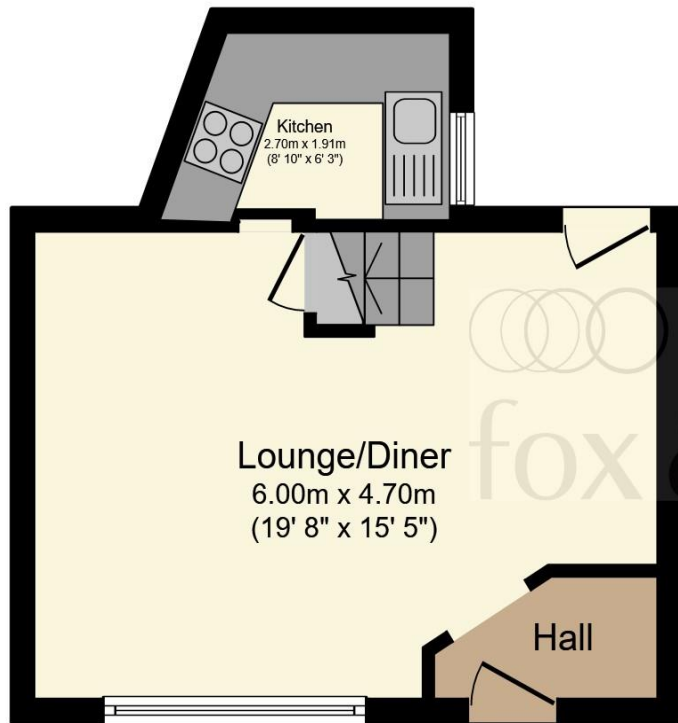
welcome to

Rookery Cottages, Middle Road, Brighton

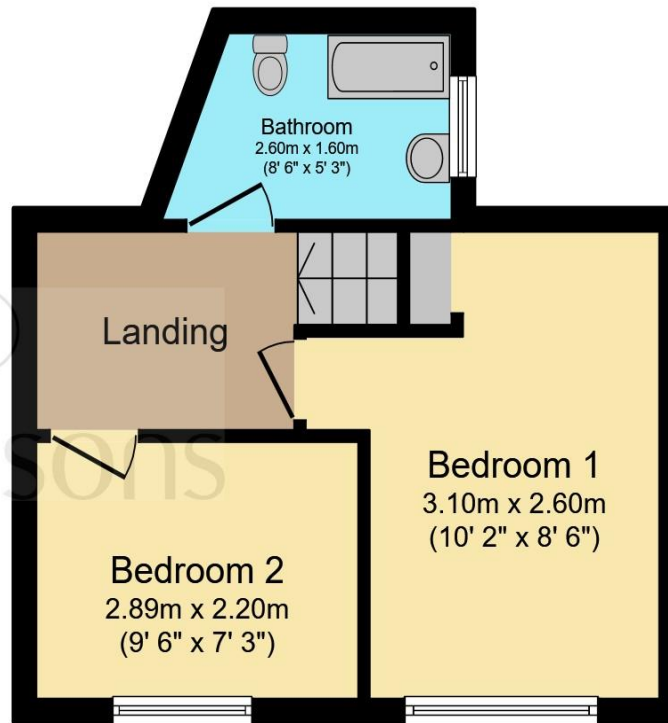
Presenting a beautifully renovated, chain-free, end-of-terrace home. Offering modern living with a newly fitted kitchen & bathroom. Relax in the spacious lounge or enjoy the sunshine in the southerly courtyard. With new carpets adding a touch of luxury, this home is ready to move straight in!



CHAIN FREE!! Escape the hassle of chain buying with this delightful, end-of-terrace home. Enjoy the benefits of two well-proportioned bedrooms and a generously sized lounge, perfect for relaxing or entertaining. Step outside and bask in the sunshine within your private, southerly-facing courtyard – ideal for al fresco dining. Recently refurbished to a high standard, the property features a brand new, stylish kitchen and a modern bathroom, complemented by fresh, plush carpets throughout. Don't miss out on this fantastic opportunity!



Ground Floor



First Floor

Total floor area 52.5 m² (565 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

Location

Middle Road is situated in the heart of Preston Village conservation area and is approached directly off of Preston Road. Local shopping facilities are available close to hand along with Preston Park station being within 0.4 miles walking distance which provides commuter services to Gatwick and London. The A23/A27 is easily accessible which offers road links out of Brighton to all surrounding areas as well as local bus services are close to hand providing easy access to Brighton city centre and the famous seafront, whilst schools which cater for all ages are in the vicinity along with BHASVIC sixth form college, one of the top performing colleges in the UK.

The property is also a short walk away from Preston Park which offers an array of recreational facilities within its 67 acres including eight tennis courts, three bowling greens, a cycle velodrome, two cricket fields, four football pitches, two basketball courts and plenty of pathways for running and jogging.

Key Information

Train Stations

Preston Park Station - 0.4 miles
London Road Station - 1.3 miles
Brighton Mainline Station - 1.5 miles

Amenities

Sainsbury's (Preston Road) - 0.1 miles
Fiveways Shopping Parade - 0.8 miles
Seven Dials Shopping Parade - 1.3 miles
Patcham Village - 1.5 miles
Preston Circus/London Road Shopping - 1.5 miles

Main Roads

A23/A27 Road Network - Less than a 15 minutes' drive away.

welcome to Rookery Cottages, Middle Road, Brighton

- CHAIN FREE
- TWO BEDROOMS
- SOUTHERLY COURTYARD
- NEW KITCHEN & BATHROOM
- END OF TERRACE COTTAGE
- LOUNGE WITH FEATURE STAIRCASE
- NEW CARPETS
- 'PRESTON VILLAGE' CONSERVATION AREA

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of
£400,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106072



Property Ref:
PRP106072 - 0002

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.

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