



Dudley Road, Brighton, BN1 7GL

welcome to

Dudley Road, Brighton

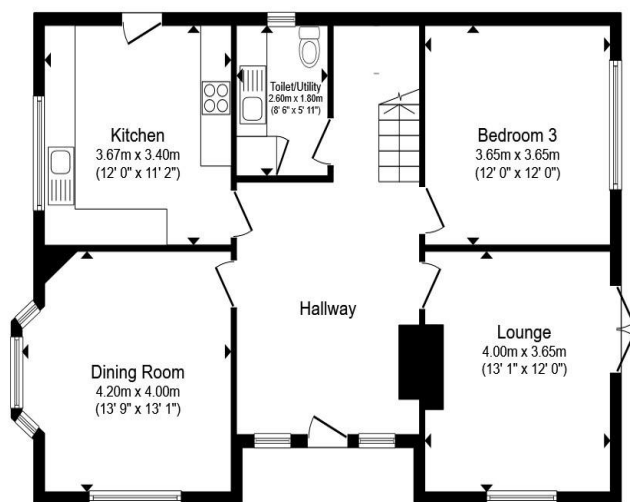
A unique and stand-alone four bedroom detached family home located in the popular Hollingdean area just a short walk to the popular Fiveways. This delightful home also features a garage, off road parking as well as a bright South Facing garden.



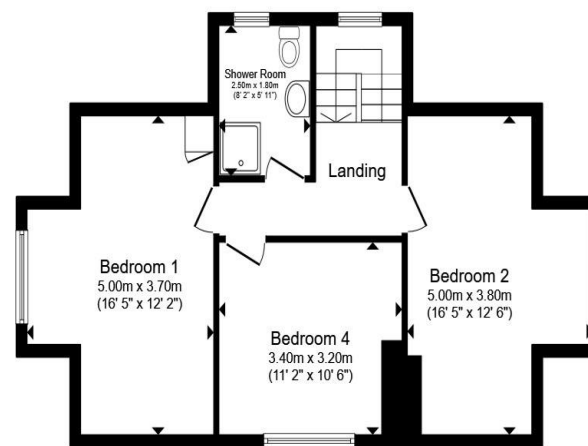
Standing in an elevated position this chalet style, detached family home enjoys a bright southerly aspect and has commanding views across the area towards the i360. There are convenient local shopping facilities and bus services all within 200 yards and with the local parks of Hollingbury and Blakers and Ofsted rated "outstanding" schools at Hertford and Downs - Hollingdean is a popular area for growing families.

Build circa 1930, this individual property has a symmetrical style with a wide brick staircase rising up to the large central reception hall and rooms leading off include twin dual-aspect reception rooms, kitchen, utility and ground floor bedroom. There are three bedrooms and bathroom on the first floor and loft storage.

Outside there is a decked and paved patio leading to a level lawned garden. A driveway leads to a detached garage, behind which is an additional storage room with power and lighting and this is accessed from the garden.



Ground Floor



First Floor

Total floor area 140.8 m² (1,516 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.propertybox.io

welcome to Dudley Road, Brighton

- DETACHED CHALET STYLE HOUSE
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN/BREAKFAST ROOM
- GROUND FLOOR CLOAKROOM/UTILITY ROOM
- SPACIOUS ENTRANCE HALLWAY
- SEPARATE GARAGE & DRIVEWAY
- PRIVATE REAR GARDEN

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

offers over
£650,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP105813



Property Ref:
PRP105813 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01273 508761



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex,
BN1 6SA



fox-and-sons.co.uk