





### welcome to

# **Eastern Road, Brighton**

Offering approx. 1,834 sq. ft., this bright and versatile home features a large reception room, expansive kitchen/diner with direct access to a south-facing garden, and three generous bedrooms.



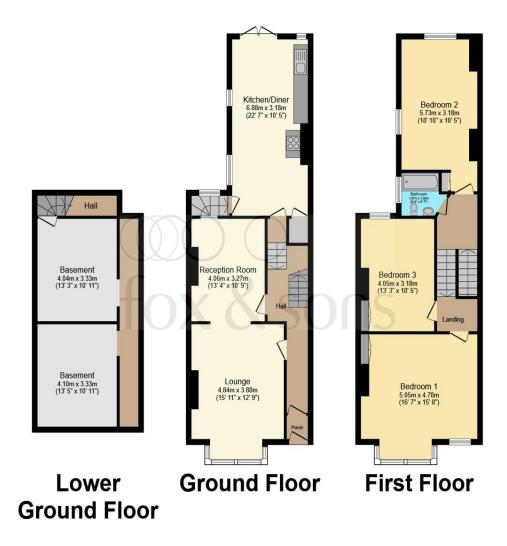












Total floor area 170.4 m<sup>2</sup> (1,834 sq.ft.) approx

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

Set across two spacious floors with basement and offering approximately 1,834 sq. Ft. of accommodation, this substantial family home combines generous proportions with exciting potential in a highly sought-after location. The ground floor features a well-balanced layout with a bright lounge to the front, a second reception room ideal for gatherings, and a large kitchen/diner stretching across the rear of the property.

With direct access to the southfacing garden, the kitchen area creates a seamless flow between indoor and outdoor living. Upstairs, three well-sized bedrooms provide comfortable and private spaces, with the principal bedroom spanning an impressive 15' x 14'.

With its generous footprint and adaptable layout, this home presents a rare opportunity to create a truly bespoke residence in a popular neighbourhood.

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## **Eastern Road, Brighton**

- Stunning Family Home
- South Facing Garden
- Potential to Convert and Develop
- Popular Location
- Three Bedrooms and Two Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £675,000







Eastern Rd

Eastern Rd

Eastern Pl

Paliabuno8

Fastern Pl

Was Cres

W Map data ©2025

Please note the marker reflects the postcode not the actual property

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Property Ref: KET108230 - 0004 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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