



Edburton Avenue, Brighton, BN1 6EL

£2,750 Per month



- Beautiful Family Home
- Four Bedrooms
- Private Garden
- Period Features



- Available Now
- Unfurnished
- GFCH
- Residential Location

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Summary

Nestled in the charming Edburton Avenue, this delightful mid-terrace house offers a perfect blend of space and comfort, making it an ideal family home. With an impressive living space, this property boasts four generously sized bedrooms, providing ample room for family life or guests.

The residence is situated in a peaceful residential area, conveniently located near the vibrant Fiveways and the picturesque Preston Park. This prime location allows for easy access to local amenities, schools, and parks, making it a wonderful choice for families seeking a community-oriented environment.

Whether you are looking to entertain guests or enjoy quiet family evenings, this large house offers the versatility to suit your lifestyle. The surrounding area is known for its friendly neighbourhood and excellent transport

Lounge

12'2 x 13 (3.71m x 3.96m)

Beautiful bright Bay window, varnished hardwood flooring, feature fireplace, original ceiling features

Dinning Room

11'8 x 8'9 (3.56m x 2.67m)

Hardwood flooring, feature fireplace, doors with access to garden

Kitchen

17'5 x 9'8 (5.31m x 2.95m)

Wooden cabinets, marble worktop, butler style sink, Arga oven and gas hob, fridge freezer, washing machine, dishwasher, under the stairs pantry cupboard. access to garden

Master Bedroom

16'1 x 12'2 (4.90m x 3.71m)

Impressive master suite, feature fireplace, large bright bay window, neutral decor

Bedroom 2

11'9 x 10'2 (3.58m x 3.10m)

Double bedroom, feature fireplace, bright window, neutral decor

Bedroom 3

10 x 8'7 (3.05m x 2.62m)

Small double/single bedroom, large bright bay window, neutral decor

Bathroom

Subway tiled suite, bath with overhead shower, sink, heated towel rail, Victorian style fittings

W/c

Separate WC next to bathroom subway tiling

Loft Room

13 x 10'3 (3.96m x 3.12m)

Could be used for a multiple of uses, including a child's bedroom Play room office space

Sloped ceilings 3 large Velux windows, sink

Garden

Paved garden with space for outdoor furniture, bedded border

Useful Information

EPC - D

Council Tax - D

Parking Zone - J

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

