



12 Winchester Street

Brighton, BN1 4NX

Guide price £550,000 to £600,000



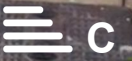
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## Description

£550,000-£575,000

Avard Estate Agents are pleased to offer for sale this two bedroom period Victorian house situated in the popular Ditchling Rise area of Brighton having been refurbishment to a very high standard by current vendor and must be viewed to appreciate the attention to detail. Accommodation comprises of hallway, living/dining room, newly fitted kitchen, first floor landing, two bedrooms, newly fitted bathroom and rear garden. Located between the Fiveways and the popular 'Preston Circus area'. There are local shops and cafes nearby and it's only a stroll away from Down's junior, infant schools and is in the catchment area for Dorothy Stringer and Varndean school which have excellent reputations, a stone's throw away from the bustle of the City yet far enough removed to take a quiet and more peaceful ambiance. Central Brighton is close enough for a pleasant walk or just pop on the bus for a short ride into the City Centre. The area has many popular gastro pubs including the, 'Signalman' and the 'Open House'. Nearby Lewes and London Road have an abundance of local shops and supermarkets. The ever popular Fiveways is also within easy reach and there are great delis, a butcher and a baker at your disposal and Preston Circus with its coffee shops and bars is just around the corner. Both Brighton mainline and London Road train station are within walking distance with their commuter links to Gatwick Airport and London. CALL TO VIEW

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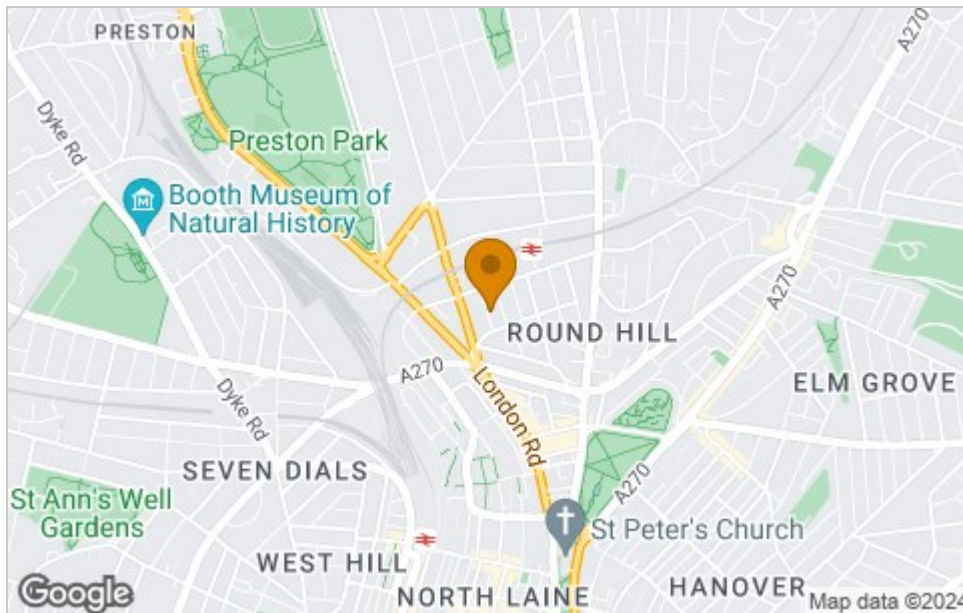
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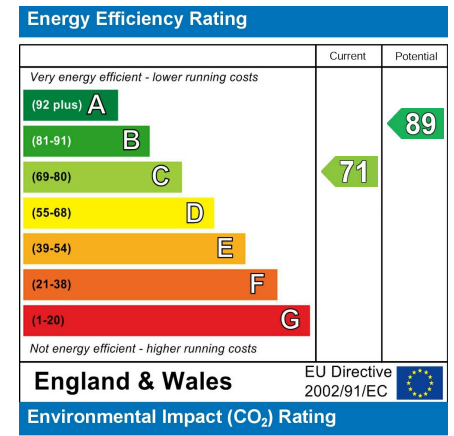
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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