



47 Edburton Avenue

Brighton, BN1 6EL

Guide price £775,000



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Description

Guide Price £775,000-£800,000

Avard Estate Agents are delighted to offer for sale this beautifully presented 3 bedroom attractive bay fronted Victorian terraced house with a westerly aspect rear garden situated in the heart of the sought after Preston Park Conservation Area. The property is located in the popular tree lined Edburton Avenue between the Fiveways and the 'Preston Circus' area of Brighton. It is also only a stroll away from Down's junior and infant schools which have an excellent reputation, a stone's throw away from the bustle of town, 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 'Jolly Poacher', '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. Both Brighton mainline and London Road train stations are within walking distance with their commuter links to Gatwick Airport and London. This fabulous home benefits from having retained many original features, herringbone flooring, useful cellar area and Preston and Blakers Parks close by. Accommodation comprises of entrance hall, hallway, 25ft dual aspect living/dining room, cloakroom, 20ft kitchen/breakfast room. On the first floor is a split level landing, 3 bedrooms and shower room. Outside this lovely property is a westerly aspect rear garden, a formal front garden and cellar area. Sole agents, call to view.



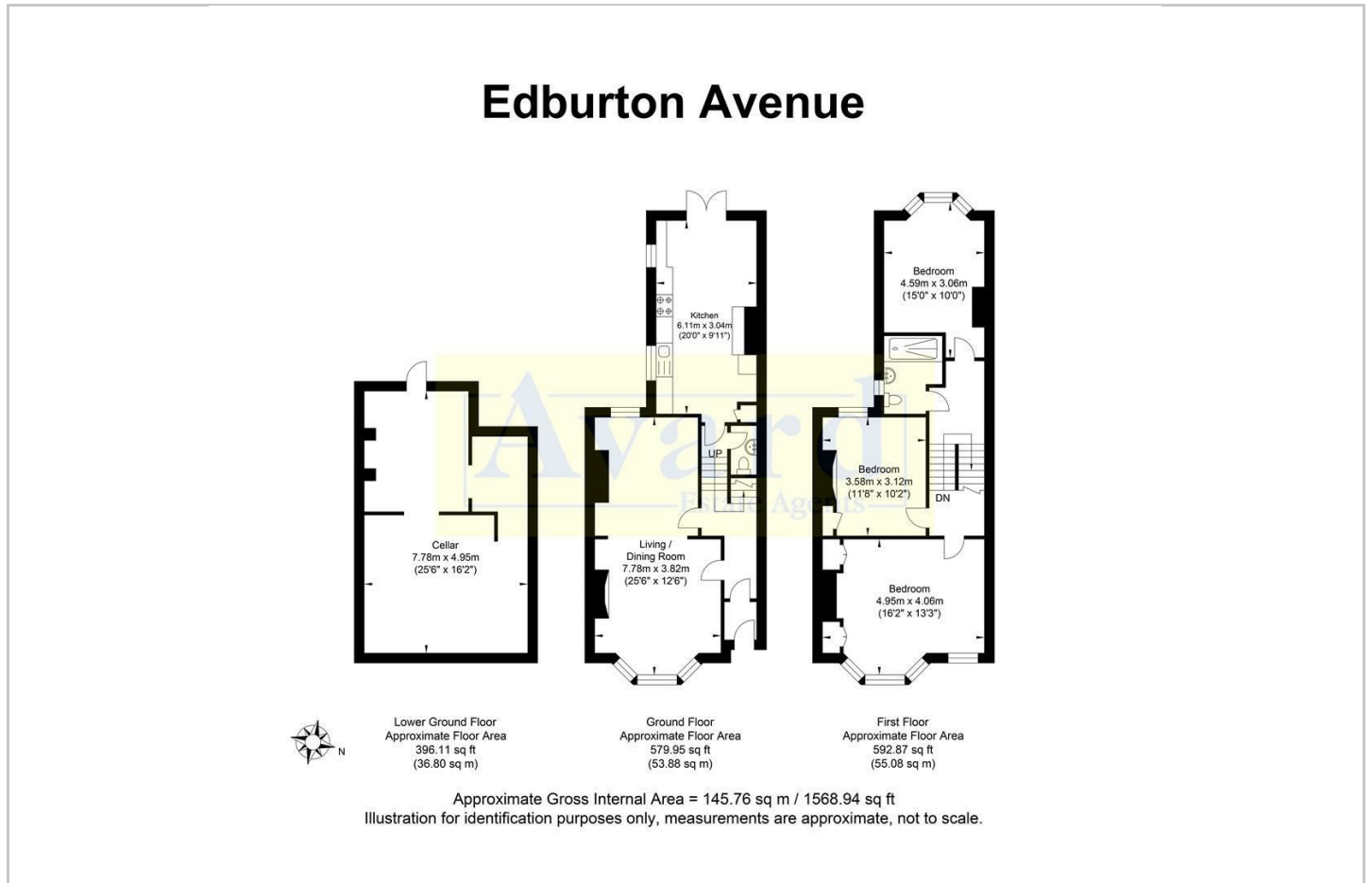
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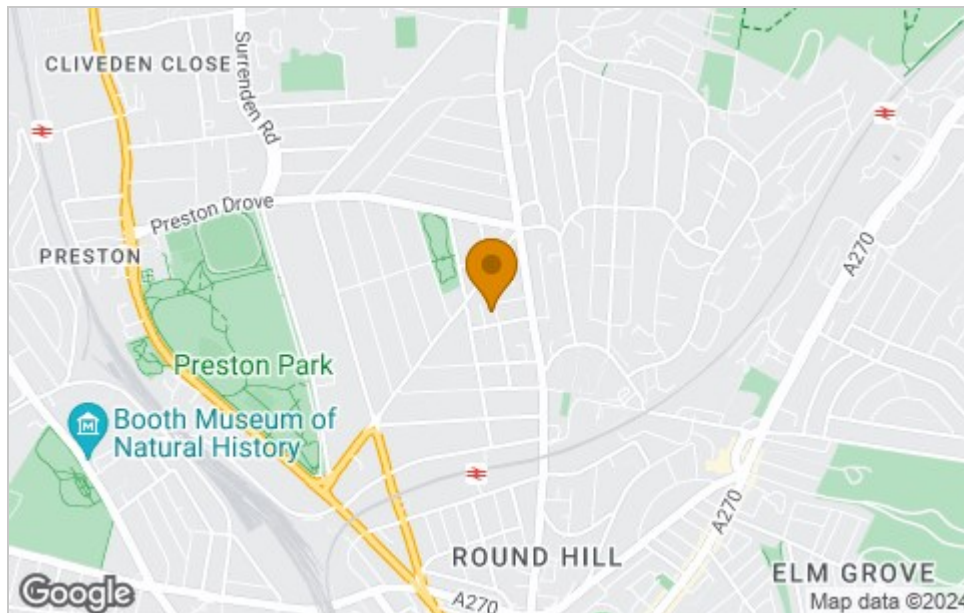
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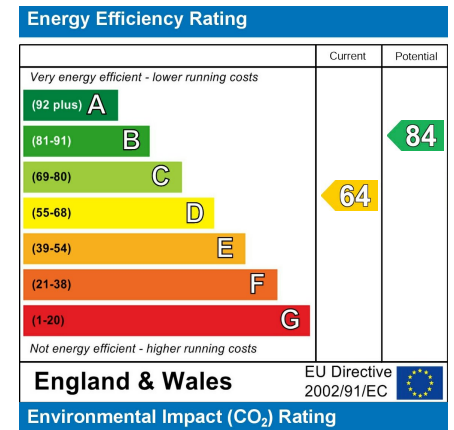
Floor Plan



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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