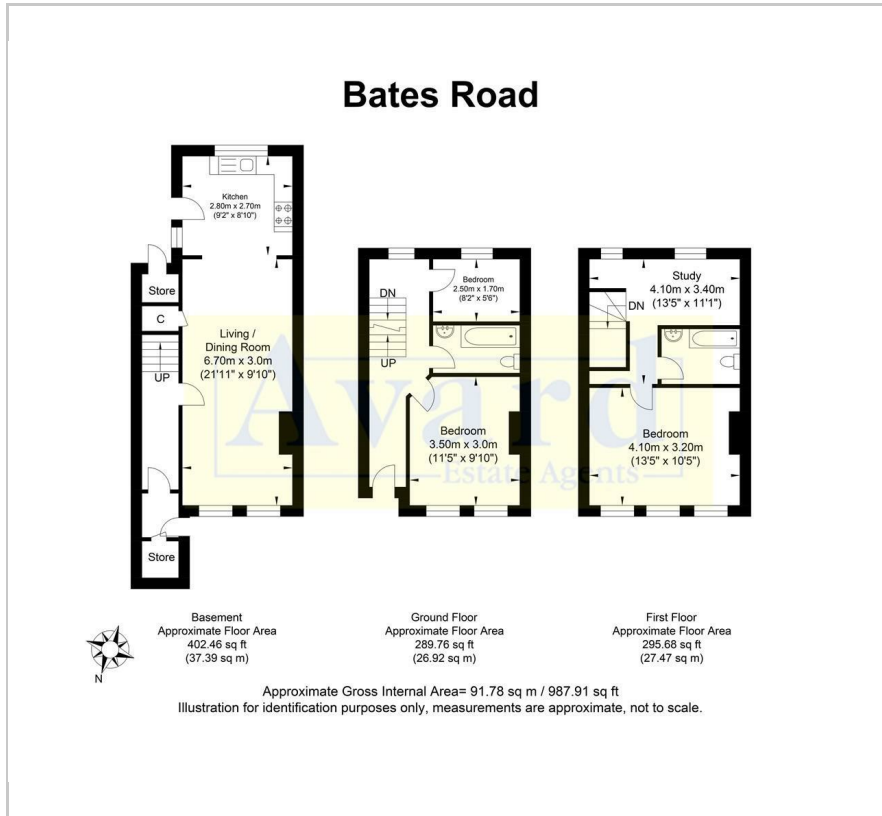


55 Bates Road
Brighton, BN1 6PF
Offers in excess of £625,000

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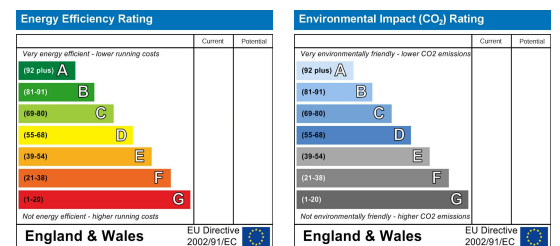
Floor Plan



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.

- 3 Bedrooms
- Major Potential
- Excellent Location
- Close To Preston Park
- No Onward Chain
- South Facing Garden
- In Need Of Refurbishment
- Internal Images To Follow
- Fantastic School's Nearby
- Spanning Over 3 Floors

Avard Estate Agents are delighted to offer for sale this three bedroom two bathroom house spanning over three floors in need of refurbishment and updating. Situated just off Surrenden Road in the popular Preston Park area of Brighton with Balfour, Dorothy Stringer and Varndean schools being close by. Local shopping facilities are available in Preston Village, Preston Drive and at Fiveways. Preston Park and Blakers Park are close to hand with their recreational facilities. Preston Park mainline station is approximately 1km away providing commuter links to Gatwick and London. Bus services pass close by giving easy access to the City centre. Accommodation comprises of on the lower ground floor, separate entrance, hallway with stairs, lounge diner/ kitchen. On the ground floor there is front door to hallway and stairs, two bedrooms, bathroom. The first floor has a bedroom, bathroom and a feature study/office. Outside this family home is a good size southerly aspect rear garden. Call to view



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.