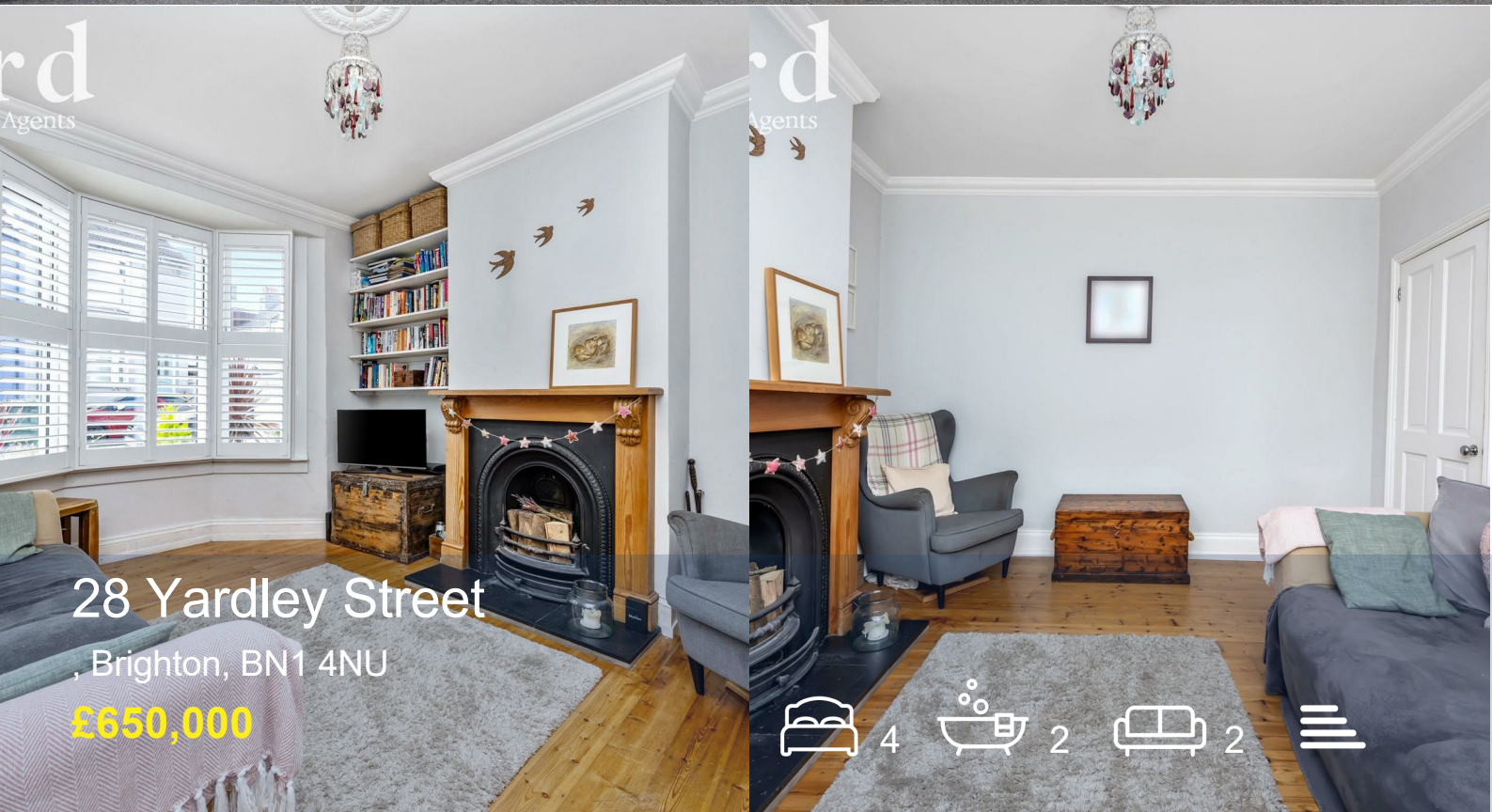


ard  
Estate Agents



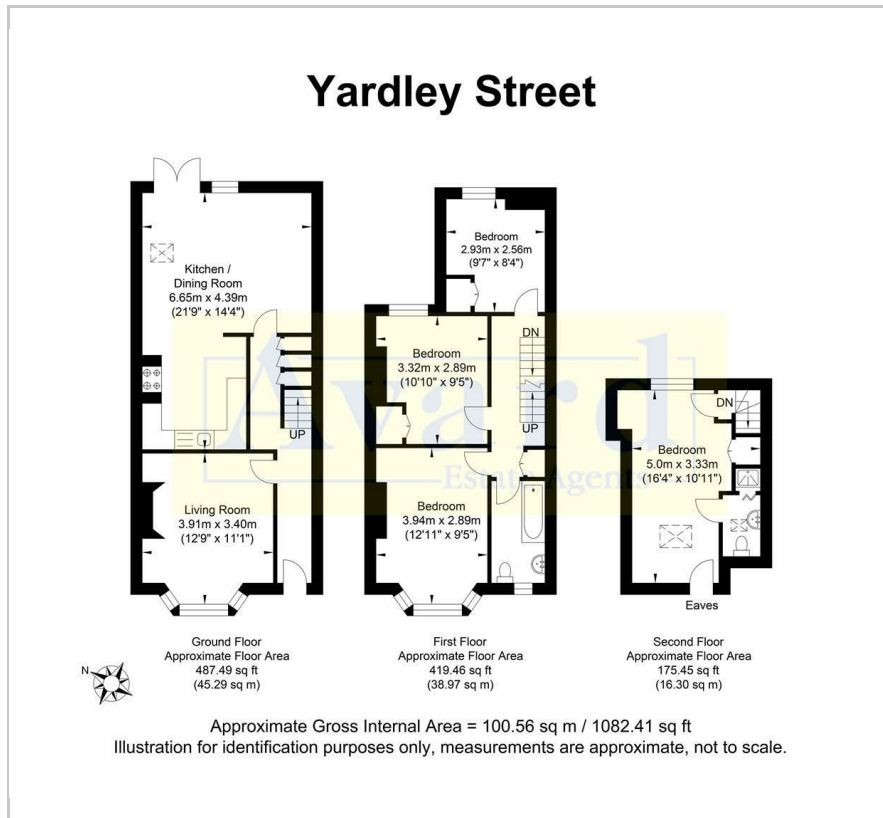
28 Yardley Street

, Brighton, BN1 4NU

£650,000



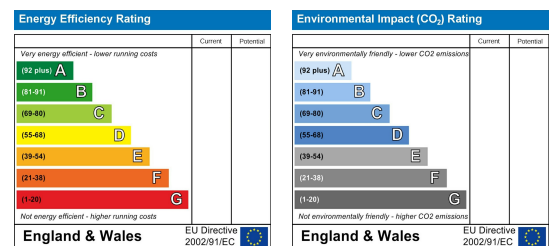
## Floor Plan



## 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.

- 4 Bedrooms
- Excellent School's Close By
- Parking Zone J
- Close To Preston Circus
- Side Return Extension
- En Suite Shower Room
- Great Family Home
- Must Be Viewed



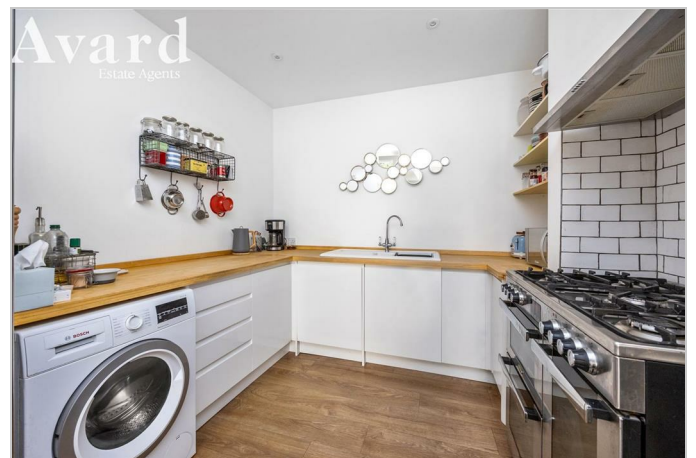
Avard estate agents are delighted to offer for sale this charming mid-terrace house that boasts character and history. This delightful property offers two reception rooms, four bedrooms, and a spacious 1,082 sq ft layout, providing ample space for comfortable living.

One of the standout features of this property is the side return extension, which not only adds to the overall living space but also brings in an abundance of natural light, creating a warm and inviting atmosphere throughout the house.

The main bedroom comes complete with an en suite shower room, offering a touch of luxury and convenience. With a total of four bedrooms, this home provides flexibility for various living arrangements, whether it be for a growing family or those in need of extra space for a home office or hobby room.

Situated in a sought-after location, Yardley Street benefits from excellent schools nearby, making it an ideal choice for families with young children. The area is known for its sense of community and family-friendly atmosphere, providing a safe and welcoming environment for all residents.

In conclusion, this property on Yardley Street is not just a house, but a potential home where cherished memories can be made. With its historical charm, modern amenities, and great family-friendly features, this house is truly a gem waiting to be discovered by its new owners.



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.

Avard Estate Agents 143 Ditchling Road, BN1 6JA  
Tel: 01273696000 Email: info@avards.co.uk http://www.avard.co.uk