



54 Princes Road

Brighton, BN2 3RH

Guide price **£530,000 to £575,000**



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Description

Guide Price £530,000-£550,000

Avard Estate Agents are delighted to offer for sale this 4-bedroom period Victorian family home spanning over three floors with a generous south facing rear garden. This property is located in the popular Roundhill Conservation area between the Fiveways and the popular 'Level area'. There are local shops and cafes situated nearby at Preston Circus and it's only a stroll away from Down's junior and infant schools 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 Roundhill', 'Signalman' and the 'Open House'. Nearby Lewes and London Road have an abundance of local shops and supermarkets. Both Brighton mainline and London Road train stations are within easy walking distance with their commuter links to Gatwick Airport and London.

All interested parties must verify accuracy with your solicitor, your solicitor also must verify lease and tenure information, where the property has been extended/converted, planning/building regulations consents and fixtures and fittings. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. The information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

THESE PARTICULARS ARE BELIEVED TO BE CORRECT, BUT THEIR ACCURACY IS NOT GUARANTEED. THEY DO NOT FORM PART OF ANY CONTRACT.





Floor Plan

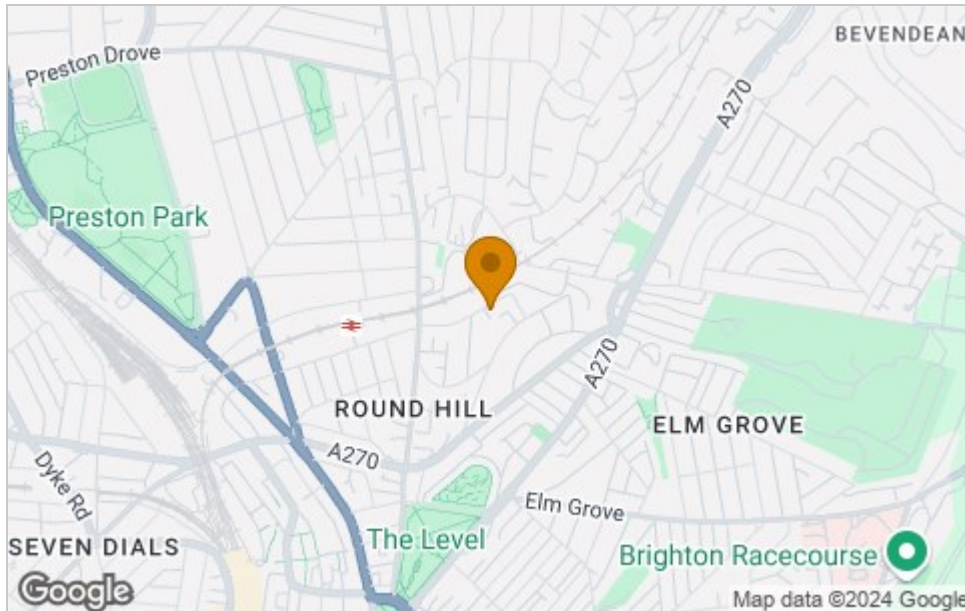
Approximate Gross Internal Area 1221 sq ft – 113 sq m
Ground Floor Area 484 sq ft – 45 sq m
First Floor Area 500 sq ft – 46 sq m
Second Floor Area 237 sq ft – 22 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Area Map



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.

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.

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