



11 Monk Close

Brighton, BN1 9AH

Guide price £350,000 - £365,000



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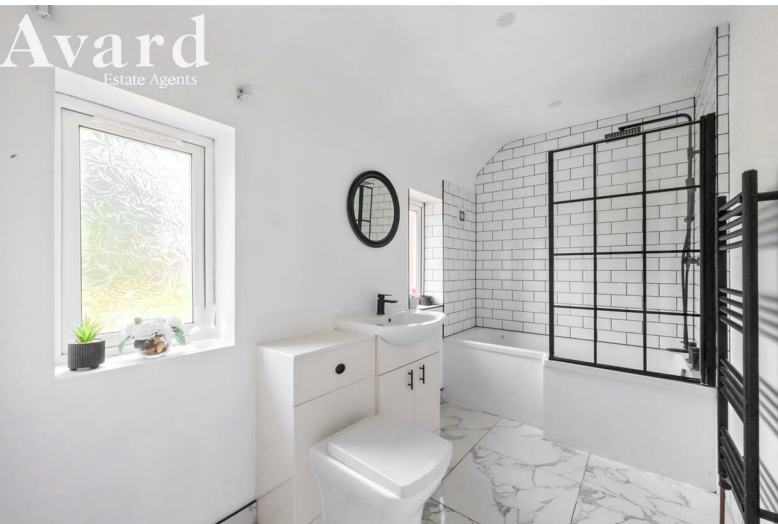
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Description

Guide Price £350,000-£375,000

Avard Estate Agents are pleased to present this charming two-bedroom mid-terraced house located in the tranquil cul-de-sac of Monk Close, nestled within the suburban area of Coldean, Brighton. Built in 1950, this delightful property spans approximately 805 square feet and offers a perfect blend of comfort and convenience.

Previously having planning for large extension BH2021/02360

As you enter, you are welcomed by a spacious hallway that leads to a bright living room, ideal for relaxation and entertaining. The well-appointed kitchen provides ample space for culinary pursuits, while the landing leads to two generously sized double bedrooms, ensuring plenty of room for family or guests.

One of the standout features of this home is the large rear garden, perfect for outdoor gatherings, gardening enthusiasts, or simply enjoying the fresh air. A small front garden adds to the property's curb appeal, creating a warm and inviting entrance.

Monk Close is conveniently located near the popular Stanmer Park, where you can enjoy picturesque walks, family picnics, and the charming cafes within the park. The area is well-served by public transport, with several bus stops nearby providing easy access to Brighton city centre. Falmer station, just a short distance away, offers direct train services to Brighton, Hastings, and even London, making it an excellent choice for commuters.

Additionally, the Hollingbury is within easy reach, offering a variety of shops, supermarkets, clothing stores, and gyms to cater to your everyday needs. This property is considered to be in excellent order throughout, and we highly recommend viewing to fully appreciate the charm and potential it has to offer.



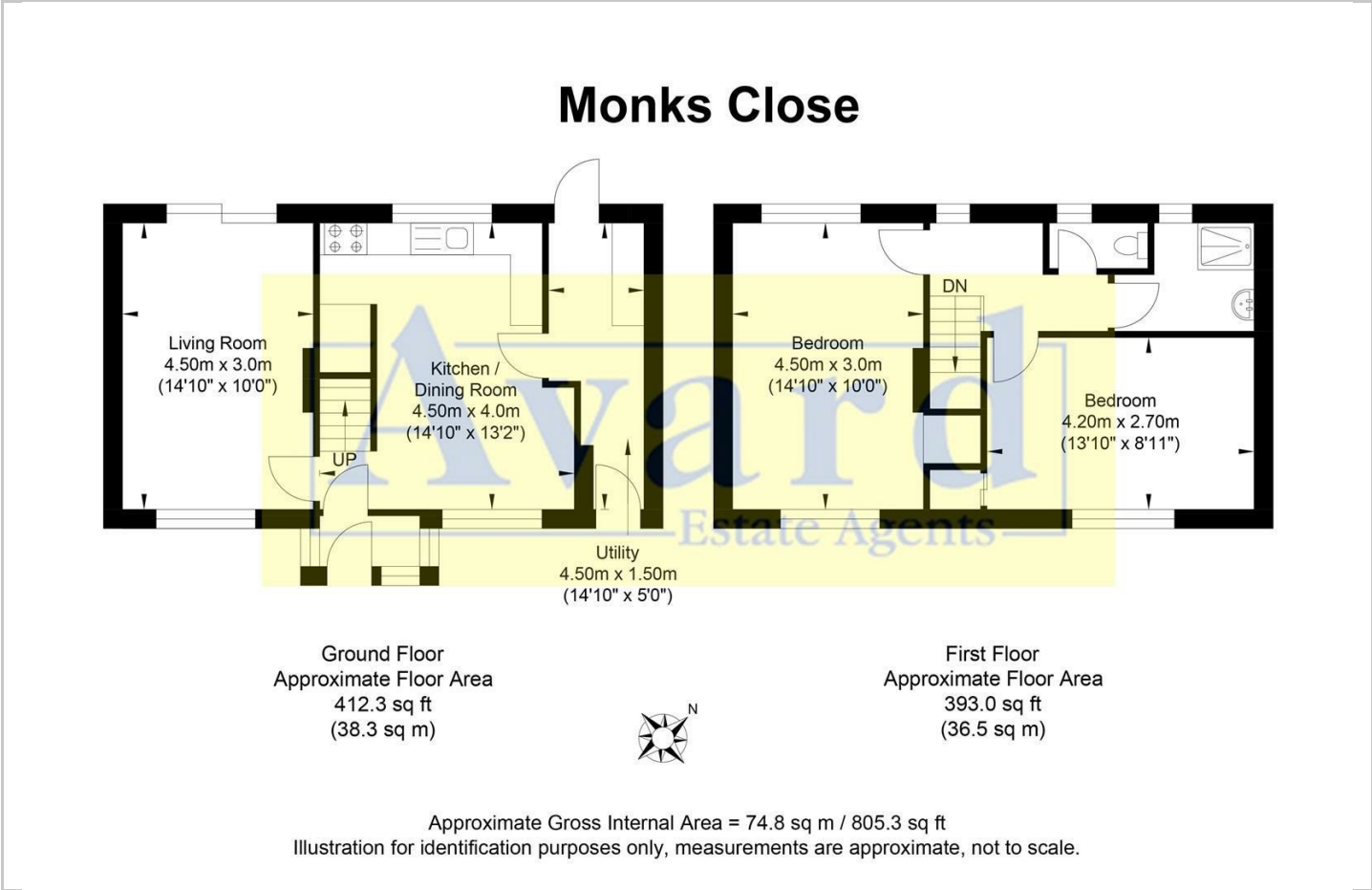
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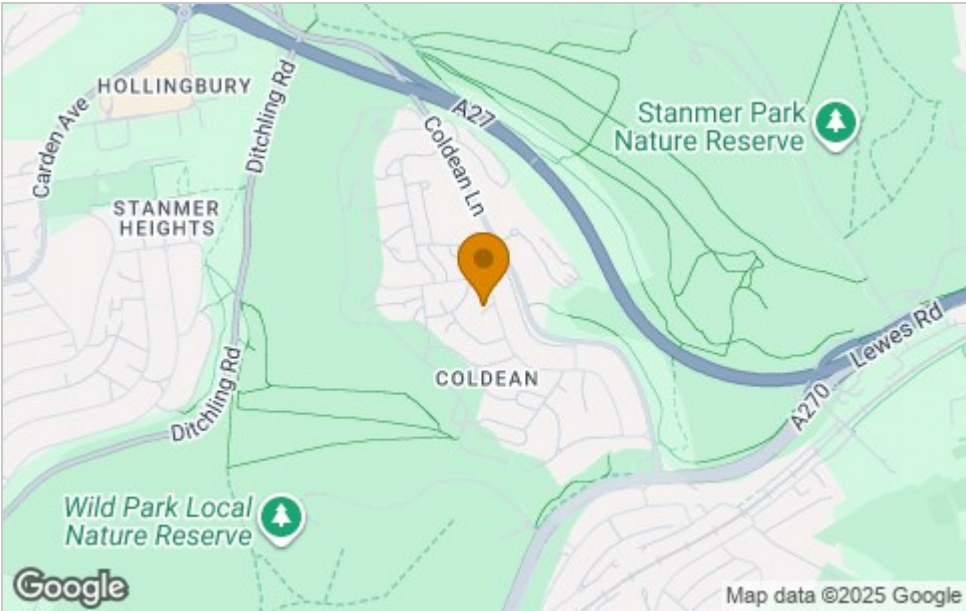
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Floor Plan

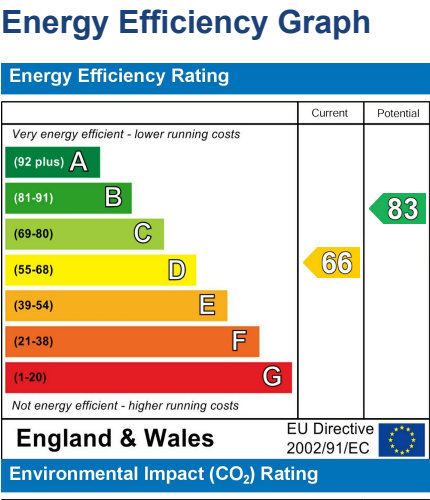


Area Map



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.



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