



Herbert Road, Brighton, BN1 6PB
£650,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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£650,000

A delightful three-bedroom terraced house arranged over three storeys, ideally located in this extremely central and sought-after location. The property is offered for sale with no onward chain and boasts a mature, good-sized rear garden – early and internal inspection is highly recommended.





Further Information

Arranged over three-storeys, the accommodation comprises on the ground floor a spacious entrance hall, bathroom, separate W.C., and a generous dual-aspect living/dining room with bay window and feature fireplace. To the lower ground floor, there is a double bedroom with fitted wardrobes and bay window, cloakroom, dining room with direct access to the good-sized rear garden, and a separate kitchen. To the first floor, there are two further double bedrooms, both with built-in storage.

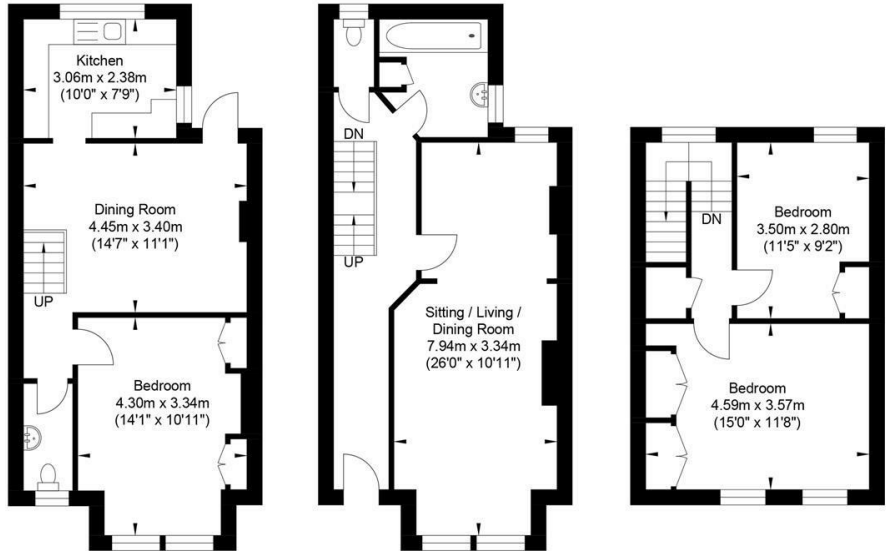
The property has been recently redecorated and is well presented throughout, offering flexible accommodation and no onward chain.

Herbert Road is a quiet, tree-lined road in the popular Fiveways area of Brighton, well known for its strong sense of community, good local schools, and easy access to Preston Park and London Road Station. The area offers a mix of independent shops, cafés and pubs, with regular bus services into the city centre and seafront. It's a practical, well-connected location that remains peaceful while still being close to everything Brighton has to offer.

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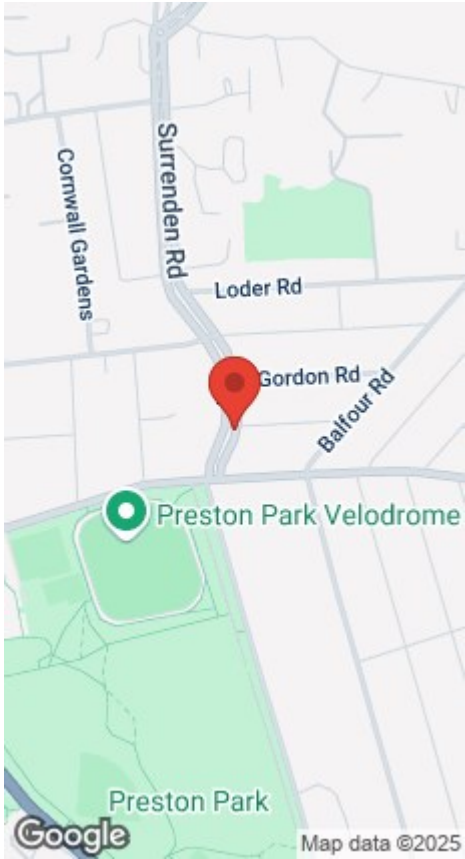
Lower Ground Floor
Approximate Floor Area
434.43 sq ft
(40.36 sq m)

Ground Floor
Approximate Floor Area
434.43 sq ft
(40.36 sq m)

First Floor
Approximate Floor Area
343.47 sq ft
(31.91 sq m)



Approximate Gross Internal Area = 112.63 sq m / 1212.33 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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