



56 Cornwall Gardens
Brighton, East Sussex BN1 6RJ
Asking Price £650,000



56 Cornwall Gardens, Brighton, East Sussex BN1 6RJ

A most delightful and beautifully presented 4 bedroom, 2 bathroom Georgian style mid terraced town house with a sunny west facing rear garden and garage. The property is situated in this highly favoured residential area in this wide tree lined road with flexible accommodation arranged over 3 floors offering 1,217 sqft (113 sqm) of versatile living space. The accommodation comprises on the ground floor: entrance hall, g/f cloakroom/wc, bright west facing 20' x 14' living room, and a modern fitted kitchen with built in appliances. On the first floor there are 2 double bedrooms and a bathroom, and a further 2 double bedrooms and a large shower room/wc on the second floor. Outside there is a small front garden, and a low maintenance style sunny west facing rear garden with rear access leading to a single garage. The property also further benefits from gas fired central heating, double glazed windows and is offered for sale with 'No Onward Chain'.

Location

Situated in this wide tree lined road in this highly sought after residential area with local shopping facilities available in Preston Village, preston drove and at Fiveways. Numerous local schools catering for all ages are within easy reach, Preston Park and Blakers Park are close to hand with their recreational facilities, and Preston Park mainline station is within a short stroll providing a commuter service to Gatwick and London. The A23 provides a road link out of the city and onto the A27, and local bus services are nearby in Surrenden Road and London Road providing easy access to Brighton city centre and seafront.

Accommodation

All measurements are approximate.

Ground Floor

Entrance Hall

Oak flooring. Modern period style radiator. Understairs cupboard. Staircase leading to the first floor.

Cloakroom/WC

Part wooden panelled walls. Low level wc. Wash hand basin. Decorative tiled floor. Small window to front.

Living Room 20'6" x 14'6" (6.25 x 4.42)

A spacious living room enjoying a bright west facing aspect. Oak flooring. Built in low level storage cupboards with shelving above. x2 Modern period style radiators. Double glazed windows to rear with doors leading directly onto the rear garden.

Modern Kitchen 11'8" x 7'6" (3.57 x 2.30)

A fabulous modern fitted kitchen with a range of light grey shaker style units with oak worktops with deep white twin bowl sink unit with mixer taps and cupboards below. Extensive range of working surfaces with built in dishwasher and concealed space and plumbing for washing

machine. Space for large slot in range style cooker. Further range of drawer units. Pull out integrated rubbish and recycling storage. Tiled splashbacks. Matching range of wall cupboards and fitted stainless steel extractor hood. Cupboard housing 'Vaillant' gas central heating boiler. Built in fridge and freezer and floor to ceiling larder cupboard unit. Fitted oak shelving. Tiled floor. Double glazed window to front.

First Floor

Landing

Large built in storage cupboard. Staircase leading to the second floor.

Bedroom 3 11'8" x 12'1" (3.56 x 3.70)

Wood laminate floor. Built in double wardrobe cupboard with hanging and storage space. Modern period style radiator. Large double glazed window to front with fitted plantation style shutters.

Bedroom 4 9'6" x 8'8" (2.91 x 2.65)

Wood laminate floor. Modern period style radiator. Double glazed window to rear enjoying extensive west facing views.

Family Bathroom

Period style family bathroom suite comprising modern roll edge bath with mixer taps and shower attachment. Wash hand basin. Low level wc. Chrome heated towel rail/radiator. Decorative tiled floor. Part wooden panelled walls. Double glazed window to rear.

Second Floor

Landing

Large built in storage/wardrobe cupboard.

Bedroom 1 14'5" x 12'1" (4.41 x 3.70)

A spacious main bedroom. Modern period style radiator. Double glazed window to front.

Bedroom 2 9'4" x 9'3" (2.86 x 2.83)

Modern period style radiator. Double glazed window to rear enjoying extensive west facing views.

Shower Room/WC

Spacious shower room with tiled shower enclosure with large rain shower head. Wash hand basin. Low level wc. Chrome heated towel rail/radiator. Decorative tiled floor. Part wooden panelled walls. Recess with shelving. Double glazed window to rear.

Outside

Front Garden

Small formal front garden with flower and shrub borders. Wooden bin and re-cycling store.

Small Rear Garden

Level sunny west facing rear garden with paved patio area leading to an area of artificial lawn and with a useful gated rear access leading to the garage.

Single Garage

Single garage situated in a block to the rear of the property with up and over door and with access via a private road from Varndean Road.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Freehold.

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.



