

97 Edburton Avenue
Brighton, East Sussex BN1 6EQ
Asking Price £725,000

DAVID&CO

97 Edburton Avenue, Brighton, East Sussex BN1 6EQ

An attractive 3 bedroom bay fronted Victorian terraced house with a delightful 35' west facing walled rear garden and useful cellar room. The property is situated in the highly favoured 'Golden Triangle' forming part of the Preston Park Conservation Area close to Blakers Park and in the heart of the Fiveways community with its local shopping facilities, cafes and bars. The property enjoys a bright east/west aspect and has 1,152 sqft of generous living space with further scope to extend (STNC). The accommodation comprises on the ground floor: entrance hall, 25' thru' lounge/dining room, and a 20' kitchen/breakfast room. On the first floor there are 3 double bedrooms, a shower room (previously a bathroom) and a separate wc. There is a good size loft with potential to create a 4th bedroom (STNC) * * VIEWING RECOMMENDED * *

Location
Situated in this highly favoured residential area in this tree lined avenue located in the heart of the highly desirable and vibrant Fiveways with its local shopping facilities on hand and independent cafes and bars. Numerous local schools are within easy reach including the popular Balfour, Dorothy Stringer and Varndean schools campus. Blakers Park, Preston Park and Hollingbury Park are nearby providing their recreational facilities, and London Road station and Preston Park mainline station are within easy reach providing a commuter service to Gatwick and London. Local bus services are close to hand in Ditchling Road and Beaconsfield Villas providing easy access to Brighton city centre and seafront.

Accommodation
All measurements are approximate.

Ground Floor

Entrance Vestibule
Approached via a part glazed front door. Original ceiling covings. Part glazed draught screen door leading to:

Entrance Hall
Original ceiling covings and mouldings. Radiator. Staircase leading to the first floor.

Thru' Lounge/Dining Room 25'5" into bay x 12'6" (7.75 into bay x 3.82)
A spacious thru' lounge/dining room enjoying a bright east/west aspect.

Lounge Section
Victorian fireplace surround with marble hearth. Original decorative ceiling covings. Radiator. Large sash bay window to front.

Dining Section
Original ceiling covings. Radiator. Sash window to rear.

Kitchen/Breakfast Room 20'0" x 9'9" (6.11 x 2.992)
Fitted with a range of units comprising one and a half bowl single drainer sink unit with mixer tap inset in working surfaces with cupboards and drawer units below. Space and plumbing for dishwasher and washing machine. Additional range of working surfaces with cupboards and drawer units below. Space for cooker and fridge/freezer. Tiled splashbacks. Matching range of wall cupboards and cabinets. Fitted extractor hood. Cupboard housing gas central heating boiler. Understairs cupboard. Radiator. Space for table and chairs. x2 windows to side. Double glazed door leading to the rear garden.

First Floor

Landing
Hatch to loft space offering the opportunity to create an additional 4th bedroom if required (STNC). Small window to rear.

Bedroom 1 14'3" x 13'4" (4.35 x 4.08)
Original ceiling covings. Built in floor to ceiling wardrobe cupboards with hanging and storage space. x3 Radiators. Large sash bay window to front. Additional sash window to front.

Bedroom 2 11'7" x 10'3" (3.54 x 3.14)
Victorian fireplace. Original period wardrobe cupboard into chimney breast recess. Coved ceiling. Radiator. Double glazed window to rear.

Half Landing
Radiator. Doors leading to bedroom 3 and bathroom. Stairs leading up to the first floor landing.

Bedroom 3 13'5" max x 10'0" (4.10 max x 3.05)
Victorian cast iron fireplace. Airing cupboard with hot water tank. Radiator. Double glazed window to rear overlooking the rear garden.

Shower Room
Fully tiled walls with tiled shower cubicle with fitted 'Triton' electric shower. Wash hand basin. Radiator. Sash window to side.

Separate WC
Part tiled walls. Low level wc. Double glazed window to side.

Outside

Front Garden
Small formal front garden.

West Facing Rear Garden
An attractive 30' walled rear garden enjoying a bright sunny west facing aspect with paved patio area leading to an area of lawn with flower and shrub borders. Door leading to underhouse cellar.

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 on Tel: 01273 555333 or email: sales@davidandco.biz

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, East Sussex, BN1 6FJ. Tel: 01273 555333.





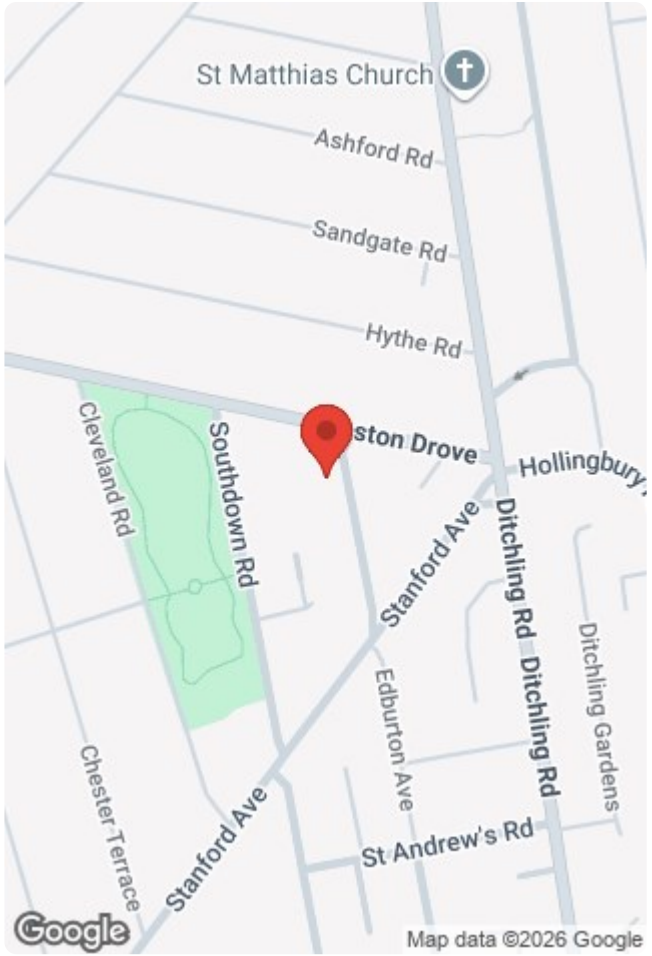


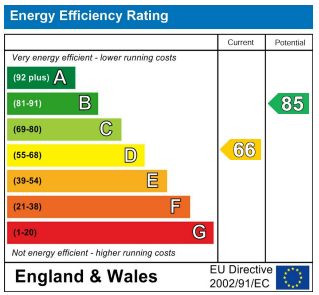


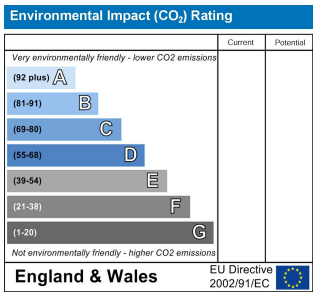
Ground Floor
Area: 53.0 m² ... 571 ft²

First Floor
Area: 54.0 m² ... 581 ft²

Total Area: 107.0 m² ... 1152 ft² (excluding basement)







APPROVED CODE TRADINGSTANDARDS.UK
The Property Ombudsman
David and Co Estate Agents Limited. Registered in England No. 05202234 Registered Office: 85 Church Road, Hove, East Sussex BN3 2BB

DAVID&CO
132a Preston Drove, Brighton, East Sussex BN1 6FJ
tel: 01273 555333 email: sales@davidandco.biz
www.davidandco.biz







