



36c Princes Road
Brighton, East Sussex BN2 3RH
Offers In Excess Of £525,000



36c Princes Road, Brighton, East Sussex BN2 3RH

A lovely 3 bedroom semi detached square bay fronted house situated in the highly sought after Roundhill Conservation Area, in this elevated position in this convenient location moments from the city centre. The accommodation comprises: entrance hall, 26' thru' lounge/dining room with period fireplace, fitted kitchen, 3 bedrooms and a bathroom with white suite. Outside there is a level south facing walled rear garden. The property further benefits from stripped wooden floorboards, gas fired central heating and double glazed windows. * * NO ONWARD CHAIN * *

Location

Situated in this popular residential area forming part of the Roundhill Conservation Area with local shopping facilities close to hand in Ditchling Road and Lewes Road and the Preston Circus/London Road shopping thoroughfare is also within easy reach. Many local schools are nearby including Downs School and there is easy access to both London Road station and Brighton mainline station. Local bus services are available in Ditchling Road providing direct access to both Brighton city centre and seafront.

Accommodation

All measurements are approximate.

Ground Floor

Inner Hallway

With a multi glazed front door leading into the hallway with a double glazed window beside. Radiator. Staircase leading up to the first floor with storage cupboard below housing the fuse box and the plumbing for the washing machine.

Through Lounge/Dining Room

Lounge Section 11'10 x 11'3 (3.61m x 3.43m)

With a double glazed square bay window overlooking the front. Tiled fireplace surround with hearth and wooden surround with mantle. Radiator. Stripped wooden flooring. Cupboard and shelves fitted into the chimney breast recesses and picture rail.

Dining Section 12'0 x 11'3 (3.66m x 3.43m)

With Double glazed French doors

overlooking and leading out to the rear garden. Stripped wooden flooring. Two radiators. Picture rail. Fitted storage cupboard into chimney breast recess with shelves and drawers. Square archway into Kitchen.

Kitchen 8'10 x 5'10 (2.69m x 1.78m)

A fitted kitchen with a range of wall and base units with worktop surface over. Inset 4 ring gas hob with fitted oven below. Tiled splashbacks. Appliance space for slimline dishwasher. Stripped wooden flooring. Double glazed window overlooking the rear garden.

First Floor

Landing

Double glazed window to the side. Radiator and hatch accessing the loft space.

Bedroom 1 14'9 x 9'3 (4.50m x 2.82m)

Double glazed square bay window overlooking the front with plantation shutters. Radiator. Tiled fireplace with wooden surround and mantle. Two fitted wardrobe cupboards with hanging rails and shelving fitted into chimney breast recesses. Picture rail.

Bedroom 2 11'11 x 8'1 (3.63m x 2.46m)

Double glazed window overlooking the rear. Radiator and picture rail. Fireplace surround with mantle. Shelving fitted into the chimney breast recess,

Bedroom 3 9'2 x 8'10 (2.79m x 2.69m)

Double glazed window overlooking the rear garden. Radiator and picture rail.

Bathroom

Fitted with a white suite to comprise an

enclosed panelled bath with mixer tap and shower attachment. Wall mounted shower fitment with overhead shower head. Low level W/C. Vanity unit with wash basin, mixer tap and storage below. Part tiled walls and tiled flooring. Heated towel rail.

Outside

Front Garden

A formal front garden with steps leading up to the front door.

Rear Garden

With a paved patio area leading to the lawn. Enclosed by walling and fencing. Shrub borders. Timber garden shed to the rear. Outside water tap.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

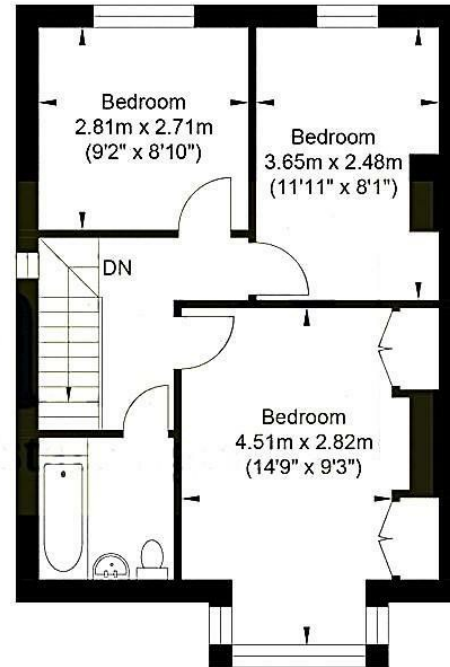
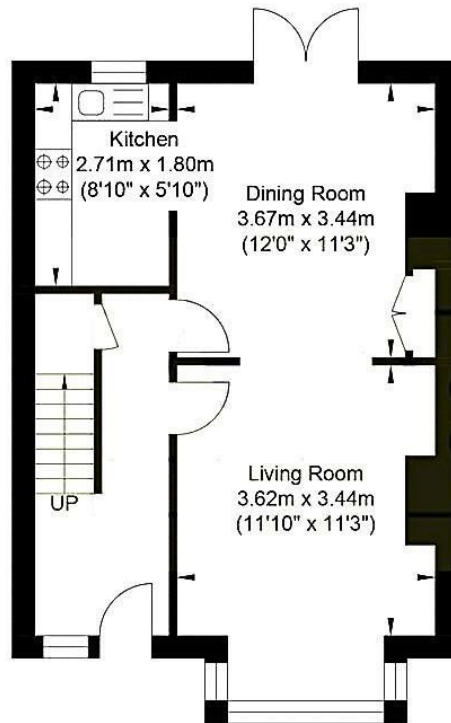
APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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

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

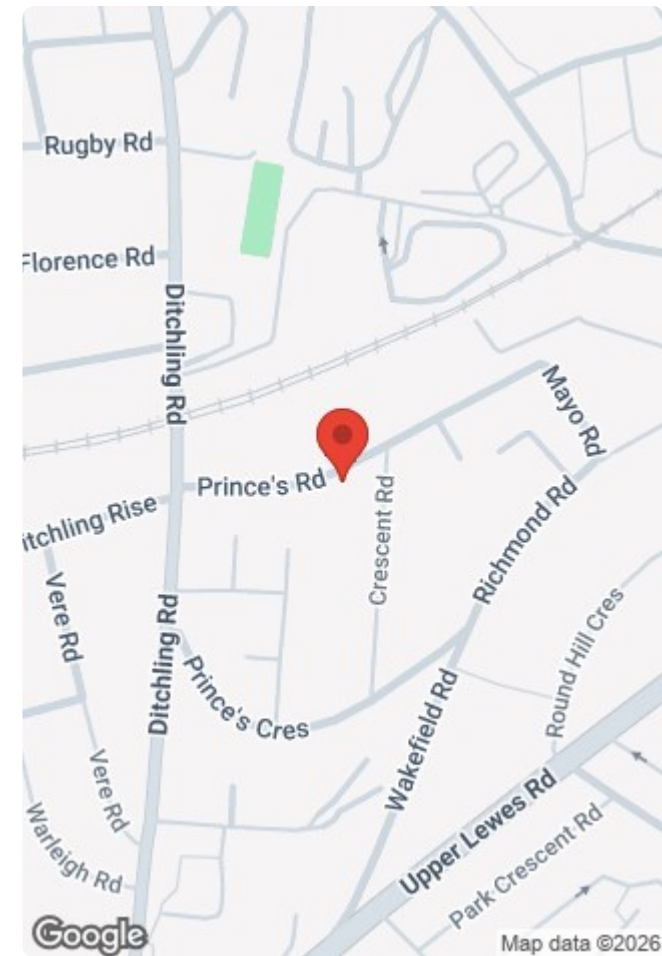
VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.





Approximate Gross Internal Area = 82.88 sq m / 892.10 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



DAVID & CO

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



David and Co Estate Agents Limited. Registered in England No. 05202234 Registered Office: 85 Church Road, Hove, East Sussex BN3 2BB

