

Guide Price

£650,000

Freehold

4x 2x 1x

Brading Road, Brighton,
East Sussex, BN2

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Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 13'6 into bay x 11'8 (4.12m x 3.56m)

Dining Area: 15'2 x 11'5 (4.63m x 3.48m)

Kitchen: 21'0 x 9'6 (6.41m x 2.90m)

FIRST FLOOR

Landing

Bedroom 2: 15'2 x 13'9 into bay (4.63m x 4.19m)

Bedroom 3: 11'4 x 9'7 (3.46m x 2.92m)

Bedroom 4: 10'3 x 9'6 (3.13m x 2.90m)

Bathroom

Separate Toilet

SECOND FLOOR

Landing

Bedroom 1: 19'9 x 14'8 maximum (6.02m x 4.47m)

Shower Room

OUTSIDE

Front & Rear Garden















Main features

- Beautifully presented and tastefully extended home in popular Elm Grove location
- Stunning views to the rear and sunny rear garden
- Plenty of hidden storage
- Walking distance to Brighton centre, train station and the sea
- No onward chain

Nearest Schools

Primary Schools: Elm Grove Primary 0.0 miles, St Martin's CofE Primary 0.2 miles, Fairlight Primary 0.2 miles
Secondary Schools: Bellerbys College 0.6 miles, Brighton College 0.8 miles
Further Education: City College Brighton & Hove 0.7 miles

Transport Information

Train Stations: Brighton 1.1 miles, London Road 1.3 miles, Moulsecoomb 1.3 miles

Address

Brading Road, Brighton, East Sussex, BN2

Directions

For directions to this property please contact us.



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The Property Ombudsman

INVESTORS IN PEOPLE

EPC RATING | CURRENT: C(72) | POTENTIAL: B(85)

■ The seller is a person connected with Cubitt & West as defined in the Estate Agents Act 1979

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

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