



H&N

Florence Road, Brighton

Guide price £1,100,000 to £1,200,000

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EST. 1990







Florence Road, Brighton, BN1 6DL

A splendid end-terrace Victorian house offering a perfect blend of original character and modern living. Boasting four generously sized double bedrooms, this property is ideal for families or those seeking extra space. The house is set on a corner plot, providing delightful grounds on three sides, enhancing its appeal.

As you enter, you are greeted by an original inner door with beautiful stained glass inserts and varnished floorboards. There are two impressive reception rooms with the first being dual aspect and features a period marble open fireplace, perfect for cosy evenings. The second reception room is spacious and light with garden views and original ceiling cornice, the ground floor also has a convenient W.C.

The kitchen breakfast room offers ample dining space and integrated appliances, including a dishwasher. There are windows and French doors opening directly onto the beautifully landscaped garden, creating a seamless connection between indoor and outdoor living and making it a lovely space for dining.

The rear garden is a delightful oasis, complete with raised beds for flowers, vegetables and soft fruit bushes, alongside mature fruit trees. A sunny patio area invites you to relax and enjoy the outdoors, while a charming pond with ornamental planting, attracts a variety of wildlife.

Upstairs, the spacious first-floor landing is bathed in natural light from a bay window. The principal bedroom features a south-facing bay window and two fitted wardrobes, ensuring ample storage. The other two bedrooms also benefit from fitted storage, while a family bathroom and a separate shower enclosure cater to all your needs. The top floor double bedroom offers stunning far-reaching downland views and additional eaves storage.

This property is a rare find, combining period charm with modern comforts in a sought-after location. It is a perfect opportunity for those looking to make a house a home in the vibrant city of Brighton and close to local amenities and parks.

Location

This excellent location is close to an array of shops, amenities and Preston Park which is situated near the end of Florence Road, London Road train station is moments away and Brighton mainline station is only approximately one mile in distance.

Brighton seafront and Pier is only approximately 1.4 miles away, road links are also very good for Brighton city centre and London via the M23, in addition to many towns and villages along the A259 coastal road. This district is also well served with regular bus services providing easy access into the city centre and surrounding areas.

This home is ideally positioned for well regarded educational facilities that include Varndean College, Downs Infant and Junior School, Balfour and Dorothy Stringer Schools, BHASVIC Sixth Form College, in addition Brighton and Sussex Universities are also easily accessible from this location.

Additional Information

EPC rating: D

Internal measurement: 1,921 Square feet / 178.5 Square meters

Council tax band: E

Parking zone: J



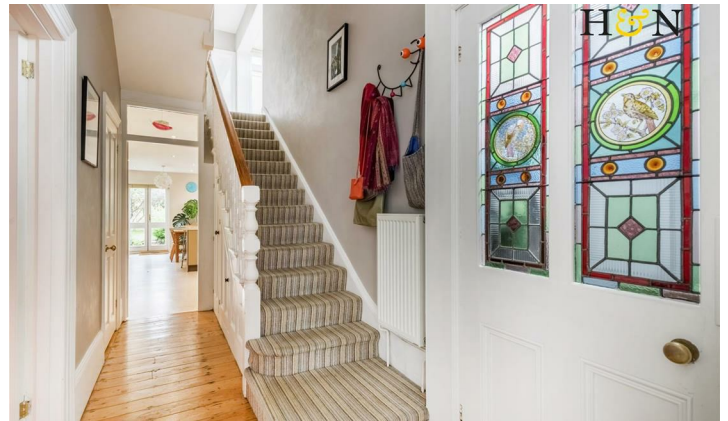


Florence Road

Approximate Gross Internal Area = 178.5 sq m / 1921 sq ft
(Including Eaves)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1332535)

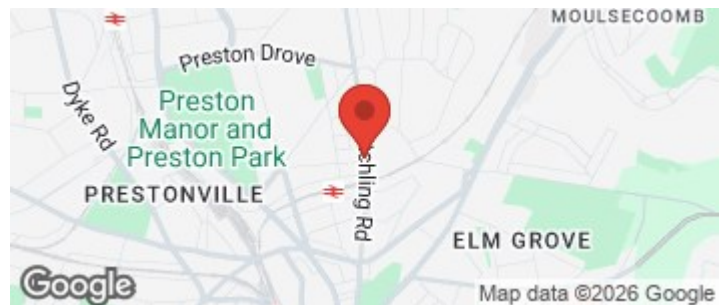


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