



66-67 St. Georges Road

Brighton BN2 1EF

Asking Price Of £650,000
Freehold

- INDIVIDUAL DOUBLE FRONTED PROPERTY
- DESIRABLE LOCATION
- FOUR BEDROOMS
- TWO ENSUITES
- TWO FURTHER BATH/SHOWER ROOMS
- STUNNING KITCHEN/BREAKFAST ROOM
- TWO SPACIOUS RECEPTION ROOMS
- PRESENTED TO AN EXEMPLARY STANDARD

Whitlock and Heaps are delighted to bring to market this individual double fronted property that has just undergone an extensive refurbishment programme that is complete to an exemplary standard throughout offering versatile four-bedroom accommodation with two fantastic reception rooms and a contemporary fully integrated kitchen. Located in this convenient location being just set back from Brighton seafront with local amenities including independent shops and restaurants being within a short walk. Just two roads down from Brighton Hospital and within walking distance of the City Centre.

ENTRANCE HALL Radiator, stairs to first floor.

KITCHEN/BREAKFAST ROOM Incorporating 1 1/2 bowl sink unit with mixer tap, adjacent workspace with cupboards and drawers under and matching eye level cupboards, inset five ring ceramic hob with extractor over, two eye level ovens, integrated fridge/freezer and dishwasher, breakfast bar, two radiators, UPVC double glazed windows, all 'Neff' appliances, walk in cupboard with plumbing for washing machine and worktop over, UPVC double glazed window, radiator.

CLOAKROOM Comprising low level w.c, wash hand basin with cupboard under, radiator, UPVC double glazed window, cupboard housing electric boiler.

LIVING/DINING ROOM Two UPVC double glazed bay windows with French doors to the front, radiator.

LOWER GROUND FLOOR

RECEPTION ROOM A versatile space, three radiators, cupboard. Door to wine cellar.

SHOWER ROOM Comprising walk in shower with tiled surround, wash hand basin with two drawers under, low level w.c, part tiled walls, heated ladder style towel rail.

FIRST FLOOR

LANDING Airing cupboard with water cylinder and linen shelving, UPVC double glazed window, radiator.

BEDROOM 1 UPVC double glazed window, radiator.

ENSUITE SHOWER ROOM Comprising walk in shower,

wash hand basin with cupboard under, low level w.c, tiled floor, part tiled walls, ladder style heated towel rail.

BEDROOM 2 UPVC double glazed window, radiator.

ENSUITE SHOWER ROOM Walk in shower with tiled walls and floor, wash hand basin, low level w.c, heated ladder style towel rail, tiled floor UPVC double glazed window.

BEDROOM 3 UPVC double glazed window, radiator.

BEDROOM 4 UPVC double glazed window, radiator.

BATHROOM Comprising panelled bath with shower over and glazed shower screen, wash hand basin with drawers under, low level w.c, part tiled walls, tiled floor, heated ladder style towel rail.

OUTSIDE Paved patio.

ST GEORGES ROAD

BRIGHTON



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