





This delightful house offers a perfect blend of character and modern living. Built in the 1920s, the property boasts approximately 1,248 square feet of well-designed space, making it an ideal family home or a comfortable retreat for those seeking a vibrant coastal lifestyle.

The property retains its period charm while offering the potential for modern updates, allowing you to personalise it to your taste.

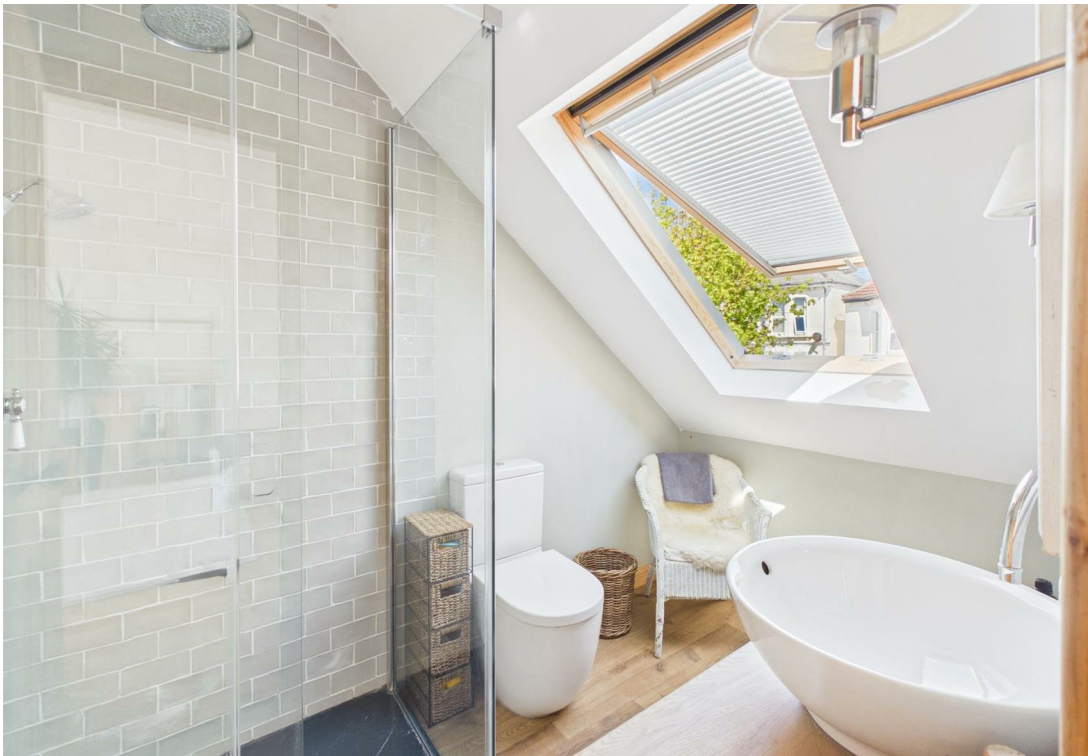
Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and appealing, providing ample room for relaxation and social gatherings. The four spacious bedrooms offer a peaceful sanctuary, ensuring everyone has their own personal space to unwind.

Evelyn Terrace is a sought-after location, known for its friendly community and proximity to Brighton's vibrant amenities. With easy access to local shops, schools, and the stunning seafront, this home is perfectly positioned for those who appreciate the best of city living.

In summary, this charming house on Evelyn Terrace presents an excellent opportunity for anyone looking to settle in Brighton. With its spacious layout, period features, and prime location, it is a property not to be missed.

- VIRTUAL REALITY TOUR ON REQUEST
- FOUR BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER QUEENS PARK
- TWO RECEPTION ROOMS
- FITTED KITCHEN BY 'NEPTUNE'
- BATHROOM + EN SUITE SHOWER ROOM
- MATURE SOUTH ASPECT REAR GARDEN
- 17'11 GARDEN ROOM
- PERIOD FEATURES
- SPECTACULAR FAR REACHING VIEWS





## GROUND FLOOR

### ENTRANCE HALL

Staircase with stripped wood banisters and cupboard under, wooden flooring, radiator, wooden glass panel door to DINING ROOM, wooden door to inner lobby.

### LOUNGE

South aspect double glazed patio doors with double glazed windows to sides giving access to REAR GARDEN, ceiling coving, picture rail, open fireplace with inset wood burner and slate hearth, wooden flooring, radiator, folding glass panel doors to:

### DINING ROOM

Double glazed window, ceiling coving, picture rail, wooden floorboards, radiator.

### KITCHEN

Neptune Chichester fitted kitchen comprising a range of eye level wall cupboards and base cupboard and drawer units, wooden worktops with tiled surround, 'Belfast' sink with mixer tap, electric oven, gas hob with extractor fan over, washing machine, space for fridge/freezer, recessed downlighting, pendant light, walk-in cupboard with glass pane door to side access, South aspect double glazed patio doors to REAR GARDEN.

## FIRST FLOOR

### LANDING

West aspect frosted double glazed window, stairs rising to SECOND FLOOR.

### BEDROOM 2

South aspect double glazed window with roof top views to the sea, radiator.

### BEDROOM 3

Two double glazed windows, radiator.

### BEDROOM 4

South aspect double glazed window, rooftop views to the sea, radiator.

### BATHROOM

Fitted with white suite comprising 'Waters' bath with 'Crosswater' fittings, wash hand basin with mixer tap and drawers under, 'Roca' low level close coupled WC, cupboard housing boiler, recessed downlighting, part tiled walls, chrome ladder style heated towel rail, laminated wooden flooring, frosted double glazed window.

## SECOND FLOOR

### LANDING

South aspect double glazed window, roof top views to the sea.

### BEDROOM 1

Double aspect, South aspect patio doors with double glazed windows to sides, roof top views to the sea, 'Velux' skylight, recessed downlighting, fitted wardrobe, wooden flooring, kitchenette comprising stainless steel sink with mixer tap, electric hob, microwave oven, fridge, column radiator, door to:

### EN SUITE SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle with fixed and flexible hose shower heads, 'Neptune' vanity unit, 'Roca' low level close coupled WC, recessed downlighting, wooden flooring, 'Velux' skylight.

## EXTERNAL

### FRONT GARDEN

Borders with mature planting, side access to REAR GARDEN.

### REAR GARDEN

South aspect, sun deck with steps down to wildlife garden with edible plants and fruit trees.

### GARDEN ROOM

Measuring 17'11" x 12'7" (5.46m x 3.86m)

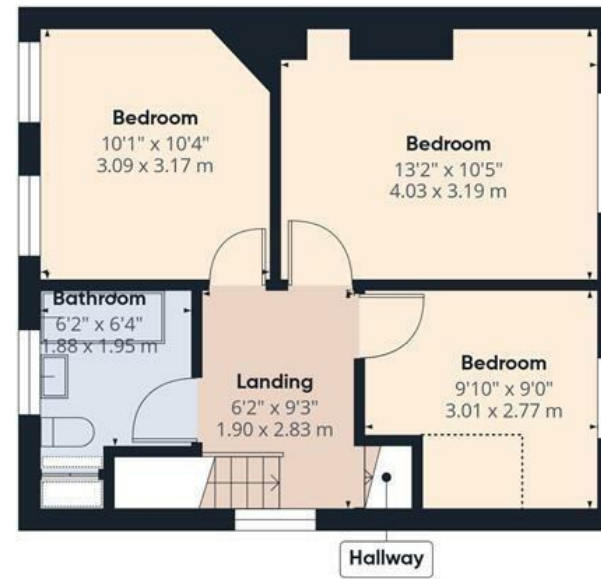
Double glazed doors, four double glazed windows, laminated wooden flooring.

**COUNCIL TAX BAND C - £2,292.84**





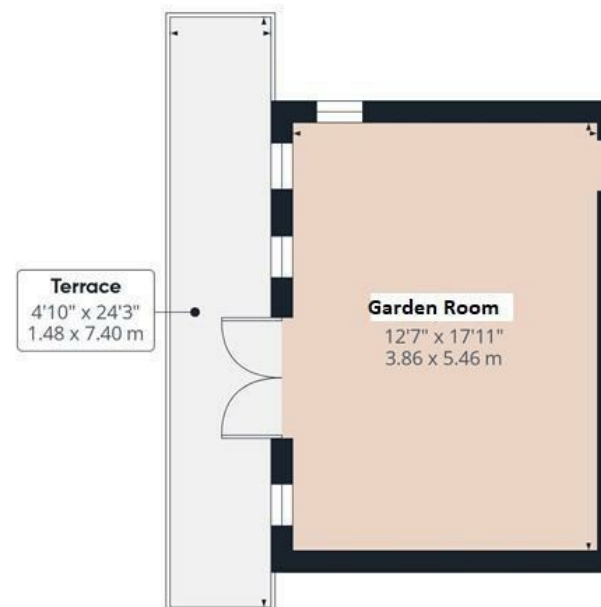
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1377 ft<sup>2</sup>  
127.9 m<sup>2</sup>

**Balconies and terraces**

287 ft<sup>2</sup>  
26.7 m<sup>2</sup>

**Reduced headroom**

66 ft<sup>2</sup>  
6.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

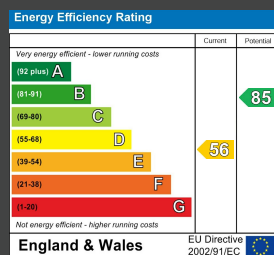
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## ENERGY PERFORMANCE CERTIFICATE (EPC)



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