GREENWAYS PROPERTY

Estate and Letting Agents









41 Barcombe Road, Brighton, BN1 9JQ

Set back from Lewes Road, this spacious four-bedroom home offers generous accommodation, privacy and an impressive rear garden. The property features a bright 18'2" reception room, a well-proportioned kitchen with garden access, and a versatile ground-floor double bedroom.

Upstairs are three further bedrooms, including a generous principal bedroom, along with a shower room, separate WC and useful storage.

Ideally located for local amenities, bus routes and Moulsecoomb railway station, the property is also within easy reach of Wild Park and Stanmer Park.

£2,000 Per month

41 Barcombe Road, Brighton, BN1 9JQ

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- Four-bedroom mid-terrace
- All bedrooms double
- Off-street parking
- Fitted kitchen with appliances
- Impressive 18'2" reception room
- Large rear garden
- Approximately 934 sq.ft. (86.7 sq.m.) in total

Entrance Hall
Useful entrance hall with space for coats and shoes.

Reception
18'2" x 10'6" (5.54m x 3.20m)
Bright, generous main living room.

Kitchen
14'6" x 7'3" (4.42m x 2.21m)
Well-proportioned kitchen with access towards the rear garden.

Bedroom 4 – Ground Floor
11'2" x 10'7" (3.40m x 3.23m)
Versatile double bedroom, also suitable as a study or second reception.

Bedroom 1 – First Floor
14'9" x 11'4" (4.50m x 3.45m)
Generous principal double bedroom.

Bedroom 2 – First Floor
11'2" x 7'9" (3.40m x 2.36m)
Well-proportioned bedroom.

Bedroom 3 – First Floor
10'5" x 9'10" (3.18m x 3.00m)
Comfortable bedroom overlooking the rear/side aspect.

Shower Room
8'0" x 7'3" (2.44m x 2.21m)
First-floor shower room.

Separate WC
Convenient separate first-floor WC.

Garden
Sizable rear garden with fence and hedge boarders. Mainly laid to lawn.

Other Information
Part Furnished
Available Date: NOW
Council tax band: Tax band B
local Authority: Brighton and Hove Council
Parking: On street permit parking - Permit Zone M
Deposit: £2,310.00
Holding Fee: £462.00



Directions

Head out of Falmer Station Approach toward the A27 slip road. Merge onto the A27 westbound heading toward Brighton. Quickly use the left lanes to take the exit for the A270/Lewes Road toward Brighton/Universities. Keep right to stay on Lewes Road (A270), then make a right turn directly into the Barcombe Road residential area (BN1 9JQ)

41 Barcombe Road, Brighton, BN1 9JQ













Floor Plan

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.

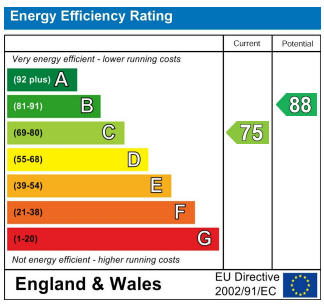
1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Although every care has been taken in the production of these sales particulars prospective purchasers should note:
1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.



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