



## 44A Trafalgar Road

Brighton BN41 1GR

Asking Price Of £220,000

- ONE DOUBLE BEDROOM
- BATHROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- WEST FACING GARDEN
- PRIVATE STREET ENTRANCE
- SHARE OF FREEHOLD
- NO ONWARD CHAIN
- GAS CENTRAL HEATING

Occupying the garden level of an attractive Victorian terrace, this well-appointed property enjoys the rare advantage of its own private street entrance, enhancing both privacy and independence. The accommodation is thoughtfully arranged, comprising a generously proportioned double bedroom, a contemporary open-plan kitchen/living space ideal for both everyday living and entertaining, and a well fitted bathroom.

To the rear, a west-facing garden provides a tranquil outdoor retreat, perfectly positioned to capture afternoon and evening sunlight. The property is offered to the market with no onward chain and is presented in neutral decorative order throughout, offering a blank canvas for prospective purchasers.

Ideally situated, the property benefits from a highly convenient location within close proximity to the seafront, as well as excellent transport links via the A27, making it well-suited for both commuters and those seeking a coastal lifestyle.

### PRIVATE STREET ENTRANCE

**ENTRANCE HALL** Radiator.

**OPEN PLAN KITCHEN/LIVING ROOM** Incorporating sink with mixer, adjacent worksurface with cupboards and drawers under, eye level wall cupboards, ceramic hob with extractor over, oven, tiled splashback, appliance space, radiator, French doors to garden.

**BEDROOM** Fitted wardrobe, sash bay window, radiator.

**BATHROOM** Comprising panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level w.c, cupboard housing 'Worcester' gas fired boiler, UPVC double glazed window.

### OUTSIDE

#### WEST FACING REAR GARDEN

Mainly laid to lawn with patio area.

### OUTGOINGS

#### SHARE OF FREEHOLD

#### REMAINDER OF 999 YEAR LEASE

Maintenance is on an adhoc basis.

**Council Tax Band A (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).**

**We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.**

TRAFALGAR ROAD  
HOVE

APPROXIMATE GROSS INTERNAL AREA  
45 sq m / 484 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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