



199 Old Shoreham Road

Brighton BN42 4LS

Asking Price Of £450,000

- FOUR BEDROOMS
- BATHROOM
- LIVING ROOM
- DINING ROOM

- KITCHEN
- GOOD SIZE GARDEN
- DOUBLE GARAGE
- PRIVATE DRIVE

A fantastic opportunity to acquire this spacious semi-detached family home, offering well-proportioned accommodation across two floors and excellent scope for enhancement and extension (STNC).

The property benefits from a private driveway to the front and a generous rear garden, ideal for outdoor entertaining or family use. A standout feature is the large double garage to the rear, providing superb storage or potential for workshop use.

Perfectly positioned in a convenient location, the home is within easy reach of Holmbush Shopping Park and offers excellent transport links via the A23 and A27 - making it ideal for commuters and families alike.

ENCLOSED ENTRANCE PORCH
ENTRANCE HALL

KITCHEN Incorporating stainless steel sink with double drainer, laminate worktop with cupboards and drawers under, matching eye level wall cupboards, range cooker with extractor over, appliance space, UPVC double glazed window, tiled splashback and tiled floor, French doors to garden.

DINING ROOM Radiator, opening onto the kitchen.

LIVING ROOM UPVC double glazed bow window, radiator.

BATHROOM Comprising bath, pedestal wash hand basin, w.c. tiled walls and floor, UPVC double glazed window, 'Ideal' gas fired boiler, range of fitted cupboards.

FIRST FLOOR

LANDING

SEPARATE W.C Comprising low level w.c, sink tiled floor, part tiled walls.

BEDROOM 1 Range of fitted wardrobes, UPVC double glazed bow window, radiators.

BEDROOM 2 UPVC double glazed window, radiator.

ROOM Would have originally formed part of bedroom two, stud wall partition erected to separate space.

BEDROOM 3 Fitted wardrobes, radiator, UPVC double glazed window, hatch to loft.

BEDROOM 4 UPVC double glazed window, fitted wardrobes, radiator.

OUTSIDE

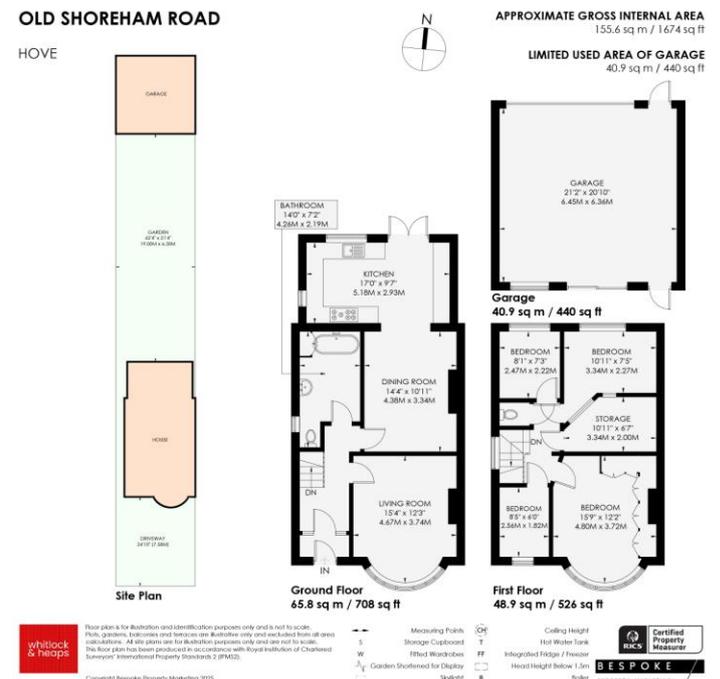
PRIVATE DRIVE PARKING FOR THREE/FOUR VEHICLES.

REAR GARDEN Laid to lawn with paved patio, side access.

DOUBLE GARAGE Located at the end of the rear garden, brick built with electric front door and rear door to garden, power and light.

Council Tax Band D (taken from the government website, 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.



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