



37 St. Andrews Road

Brighton BN41 1DB

Asking Price Of £475,000

- FIVE DOUBLE BEDROOMS
- FAMILY BATHROOM
- KITCHEN/BREAKFAST ROOM
- LIVING/DINING ROOM

- LEAN-TO
- GROUND FLOOR SHOWER ROOM
- GOOD SIZE SOUTH FACING GARDEN
- IN NEED OF COMPLETE MODERNISATION

A substantial mid-terrace, bay-fronted family home offering generous and versatile accommodation, arranged over three floors and presenting tremendous potential for modernisation in a highly desirable location.

This spacious property boasts five well-proportioned double bedrooms, making it an ideal family home. The ground floor features a bright and welcoming living/dining room, providing an excellent space for both everyday living and entertaining. To the rear, there is a kitchen/breakfast room leading to a useful lean-to and a ground-floor shower room.

On the first floor and second floor, the accommodation is complemented by a family bathroom and five double bedrooms, offering flexibility for a range of lifestyle needs.

Externally, the property benefits from a good-sized, south-facing rear garden, providing excellent outdoor space with plenty of natural sunlight and scope for landscaping or extension, subject to the necessary consents.

While the home requires modernisation, it offers outstanding potential to create a superb long-term family home tailored to individual taste and style.

Further advantages include its desirable residential setting, with local shops, the seafront, and Portslade Station all within easy walking distance. The property is also offered to the market with no onward chain, ensuring a smooth and straightforward purchase process.

ENTRANCE HALL Radiator, understairs storage.

KITCHEN/BREAKFAST ROOM Incorporating sink with drainer, laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, appliance space, two UPVC double glazed windows, radiator.

LEAN-TO Door to garden.

SHOWER ROOM Comprising walk in shower, pedestal wash hand basin, low level w.c, tiled walls and floor.

LIVING/DINING ROOM Bay window, two radiators, French doors to garden.

FIRST FLOOR

LANDING Radiator.

BEDROOM 1 Bay window, radiator, fitted cupboard, door to Balcony.

BEDROOM 2 UPVC double glazed window, radiator.

BEDROOM 3 UPVC double glazed bay window, radiator.

BATHROOM Comprising panelled bath, pedestal wash hand basin, window.

SEPARATE W.C

TOP FLOOR

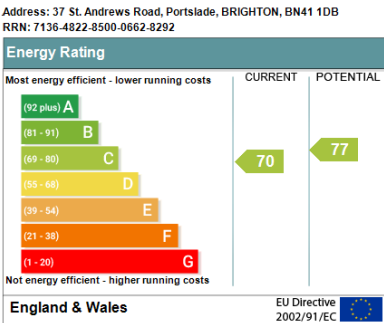
BEDROOM 4 Feature fireplace, radiator.

BEDROOM 5 UPVC double glazed window, feature fireplace, radiator.

OUTSIDE

SOUTH FACING GARDEN Being mainly laid to lawn.

Council Tax Band D as sourced from the Brighton and Hove council website. Please note we cannot be held responsible for this information and would recommend you complete your own checks.



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