









21 Bampfield Street

Brighton BN41 1SE

Guide Price: £325,000 - £350,000

Freehold

- TWO DOUBLE BEDROOMS
- BATHROOM
- LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- SOUTH FACING GARDEN
- NO ONWARD CHAIN
- CONVENIENT LOCATION
- POTENTIAL FOR FURTHER IMPROVEMENT

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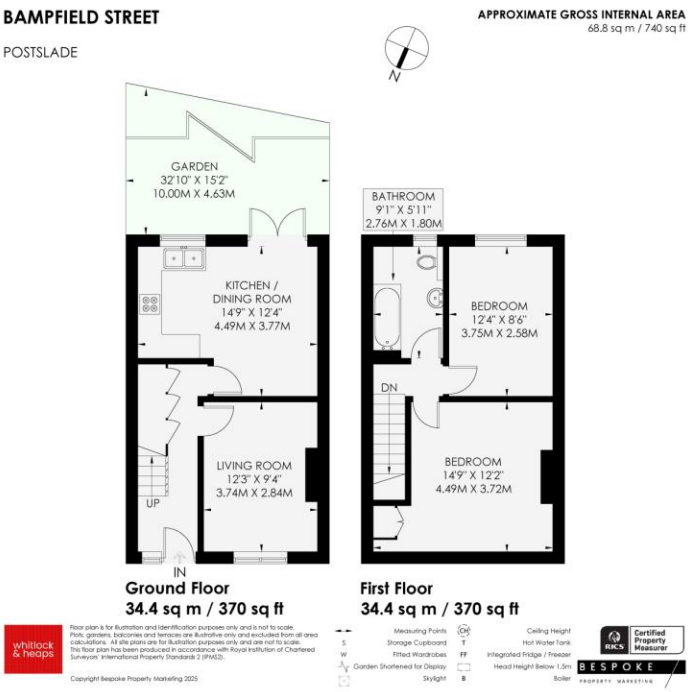
A well-proportioned mid-terrace property arranged over two floors, offering excellent potential for further improvement and available with no onward chain. The first floor comprises two generous double bedrooms and a family bathroom. To the ground floor, the property features a separate living room and a spacious kitchen/breakfast room with French doors opening onto a private, south-facing patio garden, ideal for outdoor dining and entertaining. The home offers good-sized accommodation throughout and is conveniently located close to local amenities and transport links, making it an excellent opportunity for first-time buyers, investors, or those looking to add value.



ENTRANCE HALL Three understairs cupboards, radiator.

KITCHEN/DINING ROOM Incorporating double sink with mixer tap, laminate worksurface with cupboards and drawers under, eye level wall cupboards, gas cooker with extractor over, plumbing for washing machine, space for fridge, radiator, sash window, French doors to garden.

LIVING ROOM Open fireplace with tiled insert, mantle over, two sash windows, radiator.

FIRST FLOOR

LANDING

BEDROOM 1 Two UPVC double glazed windows, feature fireplace, two fitted cupboards, radiator.

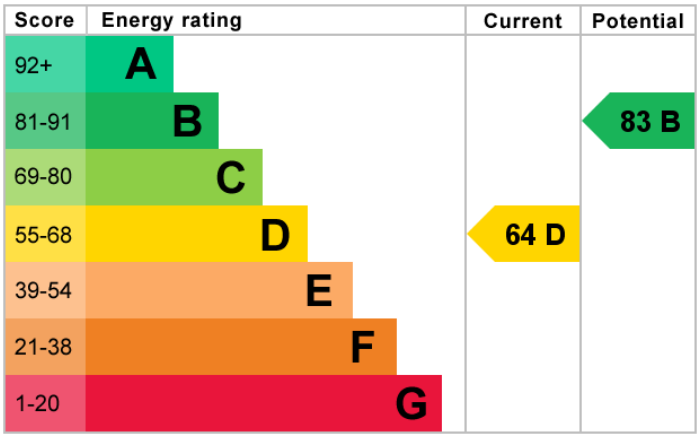
BEDROOM 2 UPVC double glazed window, radiator.

BATHROOM Comprising panelled bath with mixer and shower over, wash hand basin with cupboard under, low level w.c, radiator, UPVC double glazed window, 'Worcester' gas fired boiler.

OUTSIDE

SOUTH FACING GARDEN

Council Tax Band B 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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