



17 Edburton Avenue
Brighton, East Sussex BN1 6EJ
Asking Price £845,000



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* * ASKING PRICE £845,000 * * A most attractive and well presented 4 bedroom, 2 bathroom bay fronted Victorian terraced house with a delightful 35' sunny west facing rear garden and large useful cellar room. The property is situated in the highly favoured Preston Park Conservation Area close to Blakers Park and within a short stroll of the Fiveways community with its local shops, cafes and bars. This delightful family home enjoys a bright east/west aspect and has 1,498sqft of living space and retains much of its original charm and character with period features, stripped wooden floorboards and sash windows. The accommodation comprises on the ground floor: entrance hall, lounge with period fireplace, 2nd reception room, and a 19' kitchen/dining room. On the first floor there is a generous main bedroom with en-suite shower room/wc, 2 further double bedrooms and a family bathroom with white suite. On the top floor is a 4th bedroom enjoying extensive roof top views over the city. Outside there is a lovely bright west facing rear garden with a hardwood decked patio and with access to a large useful cellar room. * * VIEWING HIGHLY RECOMMENDED * *

Location

Situated in this highly favoured residential area in this tree lined avenue forming part of the sought after Preston Park Conservation Area and located within a short stroll of the highly desirable and vibrant Fiveways with its local shops, independent cafes and bars. Numerous local schools are within easy reach including the popular Downs, Balfour, Dorothy Stringer and Varndean schools. Blakers Park, Preston Park and Hollingbury Park are nearby providing their recreational facilities, and London Road station and Preston Park mainline station are within easy reach providing a commuter service to Gatwick and London. Local bus services are close to hand in Ditchling Road and Beaconsfield Villas providing easy access to Brighton city centre and seafront.

Accommodation

All measurements are approximate.

Ground Floor

Entrance Vestibule

Original ceiling covings and mouldings. Dado rail. Glazed draught screen door leading to:

Entrance Hall

Original ceiling covings and mouldings. Stripped wooden floorboards. Dado rail. Radiator. Staircase leading to the first floor.

Lounge 13'3" into bay x 12'6" (4.06 into bay x 3.83)

Impressive cast iron fireplace with decorative tiled inserts, tiled hearth and open grate. Original ceiling covings and centre rose. x3 Radiators. Large sash bay window to front.

2nd Reception Room 14'5" x 12'0" (4.41 x 3.66)

Original ceiling covings. Stripped wooden floorboards. Fitted low level cupboards into chimney breast recesses with fitted bookshelving above. Radiator. Double glazed sash window to rear.

Kitchen/Dining Room 19'10" x 9'10" (6.07 x 3.02)

A spacious kitchen/dining room enjoying a bright south and west aspect, fitted with a range of modern 'shaker style' units with contrasting worktops comprising stainless steel single drainer sink unit with mixer tap with cupboard and drawer

units below. Integrated 'Bosch' dishwasher and washing machine. Fitted 'Bosch' 5 ring gas hob with fitted 'Bosch' electric double oven above and below. Penisular unit with pan drawers and cupboards below. Range of matching wall cupboards and fitted stainless steel extractor hood. Radiator. Large understairs storage cupboard. Additional double storage cupboard with shelving. Large for fridge/freezer. Space for large dining table and chairs. Sash window to side. Large double glazed window to rear overlooking the rear garden.

First Floor

Landing

Staircase leading to the second floor.

Bedroom 1 14'2" x 13'3" into bay (4.32 x 4.06 into bay)

Built in double wardrobe cupboard with hanging and storage space. Radiator. Large sash bay window to front with additional sash window to front. Door leading to:

En-Suite Shower Room/WC

Part tiled walls with tiled shower enclosure with large rain shower head and additional hand shower attachment. Wash hand basin. Low level wc. Large fitted mirror.

Bedroom 2 12'0" x 9'3" (3.66 x 2.83)

x2 Built in wardrobe cupboards with hanging and storage space. Radiator. Double glazed sash window to rear.

Half Landing

Fitted bookshelving unit. Doors leading to bedroom 3 and bathroom.

Bedroom 3 13'5" max x 8'9" (4.09 max x 2.67)

Built in double wardrobe cupboard with hanging and storage space. Cupboard housing 'Worcester' gas central heating boiler. Fitted bookshelving into chimney breast recess. Radiator. Large double glazed window to rear overlooking the rear garden.

Spacious Bathroom

A spacious bathroom with part tiled walls and white suite comprising panelled bath with fitted shower over. Wash hand basin. Low level wc. Chrome heated towel rail. Double glazed window to side.

Second Floor

Landing

Door leading to:

Bedroom 4 13'3" max x 10'6" (4.05 max x 3.21)
Eaves storage cupboards. Fitted shelving. Built in wardrobe cupboard providing hanging and storage space. Velux window to front. Large Velux window to rear enjoying extensive rooftop views.

Outside

Front Garden

Small formal front garden with flower and shrub borders.

Rear Garden

Attractive walled rear garden enjoying a bright sunny south/west facing aspect arranged with a hardwood decked patio area leading to an area of artificial lawn with flower and shrub borders. Outside light and water tap. Door leading to:

Cellar Room 12'0" x 10'3" (3.66 x 3.14)

A very useful cellar room with a slightly restricted head height of 1.75m (5'8") currently being used as a study/home office with electric light , power and radiator. Doors leading to x2 other additional areas of cellar storage.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

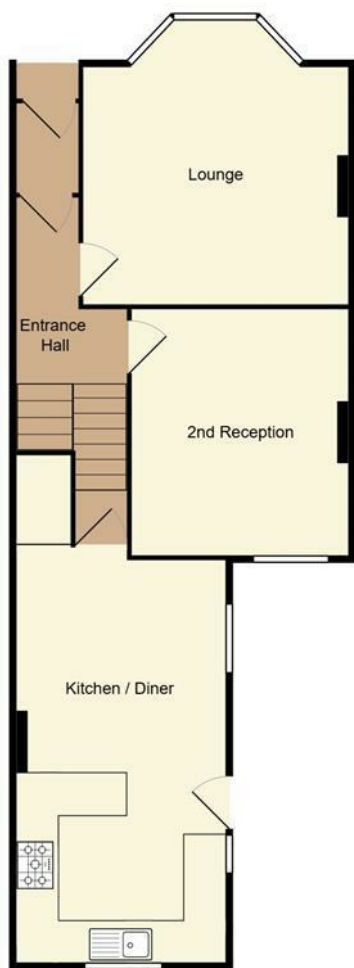
APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Freehold.

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.





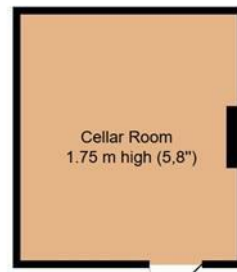
Ground Floor
Area: 53.2 m² ... 573 ft²



First Floor
Area: 53.9 m² ... 580 ft²



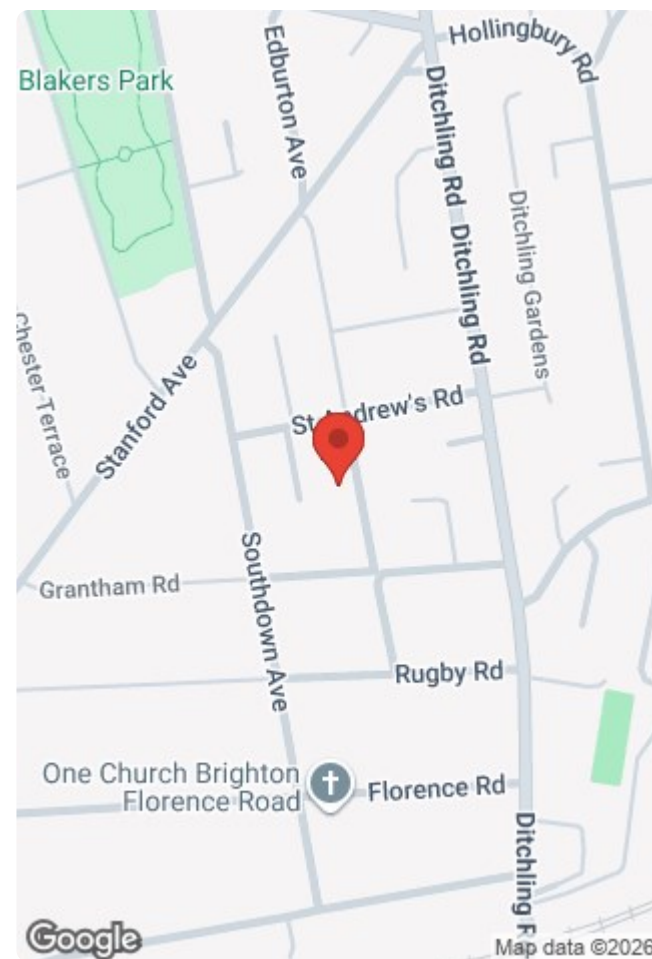
Second Floor
Area: 20.8 m² ... 224 ft²



Lower Ground Floor
Area: 11.2 m² ... 121 ft²

Total Area: 139.1 m² ... 1498 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



DAVID & CO

