

56 Chester Terrace
Brighton, East Sussex BN1 6GB
Asking Price £850,000

DAVID&CO

56 Chester Terrace, Brighton, East Sussex BN1 6GB

A beautifully presented 4 bedroom bay fronted Victorian terraced house with an attractive level rear garden and situated in the highly favoured 'Golden Triangle' in the heart of the Preston Park Conservation Area. The property retains some of its original period features with accommodation arranged on 3 floors with 1,356 sqft (126 sqm) of living space comprising on the ground floor: entrance hall, g/f cloakroom/wc, 25' lounge/dining room, modern side returned kitchen/breakfast room with double glazed doors leading directly onto the rear garden. On the first floor there are 3 bedrooms and a modern shower room with white suite, and on the top floor a 4th bedroom enjoying roof top views over the surrounding area. Outside there is an attractive rear garden with paved patio and with an area of lawn and additionally a timber workshop with power & light. * * VIEWING HIGHLY RECOMMENDED * *

Location
Situated in the 'Golden Triangle' in this highly favoured residential area forming part of the Preston Park Conservation Area with numerous local schools within easy reach and with local shopping facilities available in Preston Drove and at Fiveways. Both Preston Park and Blakers Park are close to hand with their recreational facilities, and Preston Park mainline station is within easy walking distance providing a commuter service to Gatwick and London. Local bus services are nearby providing easy access to Brighton city centre and seafront.

Accommodation
All measurements are approximate.

Ground Floor

Inner Porch
With a glazed front door, dado rail and coved ceiling.

Inner Hallway
Glazed door leading into the hallway. Radiator, dado rail, coved ceiling. Stripped wooden flooring. Wall mounted heating control unit. Staircase leading to the first floor with storage below.

Through Lounge/Diner 25'1 max (7.65m max)

Lounge Section 13'7 x 12'5 max (4.14m x 3.78m max)
Double glazed window overlooking the front. Log burner set in recessed fireplace with hearth and shelf over. Vertical radiator and stripped wooden flooring. Picture rail and two wall light points.

Dining Section 11'7 x 10'3 max (3.53m x 3.12m max)
Decorative fireplace surround. Vertical radiator, picture rail and coved ceiling. Stripped wooden door and flooring.

Kitchen/Breakfast Room 16'3 x 14'10 (4.95m x 4.52m)
A beautiful fitted white kitchen with worktop surfaces and kitchen cupboards below. Inset sink and drainer unit with mixer tap. Inset 4 ring gas hob and fitted double oven. Appliance space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Tiled flooring and radiator. Two velux skylight windows and double glazed window overlooking the rear. Double glazed French doors overlooking and leading to the rear garden.

Cloakroom
Low level W/C with concealed cistern and push button flush. Wall mounted wash basin with mixer tap and splashbacks. Wall mounted shaver point.

First Floor

Landing
Stripped wooden flooring and radiator. Staircase leading up to the second floor with storage cupboards below.

Bedroom 1 16'1 max x 13'8 max (4.90m max x 4.17m max)
Double glazed bay window overlooking the front with additional double glazed window beside. Stripped wooden flooring. Radiator. Feature fireplace surround with mantle and hearth. Picture rail and coved ceiling.

Bedroom 2 11'0 x 10'1 max (3.35m x 3.07m max)
Double glazed window overlooking the rear. Stripped wooden flooring. Feature fireplace surround with mantle and hearth. Vertical radiator and stripped wooden door.

Bedroom 3 9'0 x 8'4 (2.74m x 2.54m)
Double glazed window overlooking the rear. Radiator, stripped wooden flooring and decorative fireplace surround with mantle.

Shower Room 8'4 x 4'4 (2.54m x 1.32m)
Fitted with a modern white suite to comprise a tiled shower cubicle with wall mounted shower fitment. Wall mounted wash basin with mixer tap. Low level W/C with push button flush. Chrome 'Ladder style' heated towel rail. Mirror fronted medicine cabinet. Velux skylight window and extractor fan. Stripped wooden door. Double glazed patterned window.

Second Floor

Bedroom 4 15'3 x 10'7 (4.65m x 3.23m)
Double glazed Velux windows to front and rear with lovely views. Radiator and wooden flooring.

Outside

Front Garden
A formal front garden with pathway leading to the front door.

Rear Garden
Paved patio area leading to lawn with shingle pathway to the rear. Timber woodstore to the side. Enclosed by fencing with raised flowerbed planters. Outside water tap. Further patio area to the rear. Timber workshop which is insulated and with power, light and wooden flooring.

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.







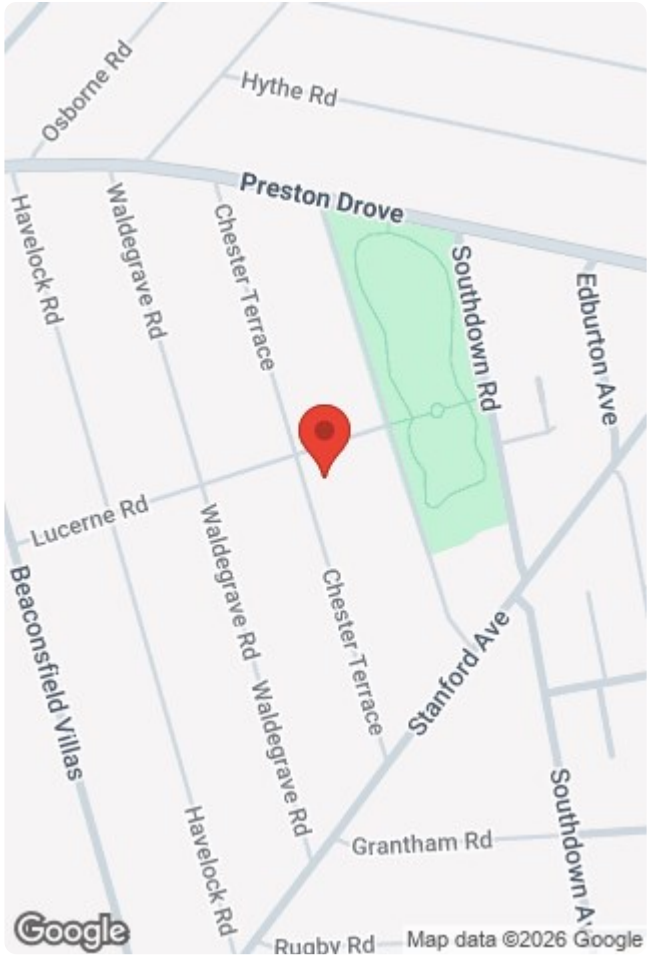


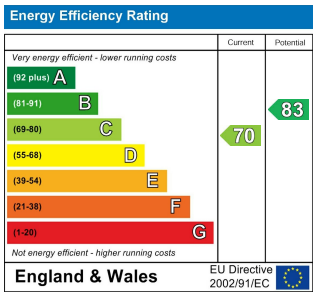
Ground Floor
Area: 57.0 m² ... 613 ft²

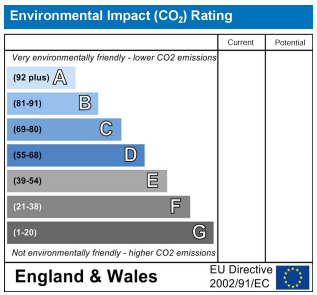
First Floor
Area: 50.0 m² ... 538 ft²

Second Floor
Area: 19.0 m² ... 205 ft²

Total Area: 126.0 m² ... 1356 ft²
All measurements are approximate and for display purposes only.







APPROVED CODE TRADINGSTANDARDS.UK
The Property Ombudsman

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