

50 Southdown Avenue
Brighton, BN1 6EH
Asking Price £625,000

DAVID&CO

50 Southdown Avenue, Brighton, BN1 6EH

An opportunity to aquire this spacious 3 bedroom bay fronted Victorian terraced house in need of updating and re-decoration, and offering a potential buyer the opportunity to design and create their own dream home. The property is situated in this highly sought after wide tree lined avenue forming part of the Preston Park Conservation Area and is within a short stroll of the Fiveways community. The accommodation is arranged on 2 floors and offers 1,184 sqft (110 sqm) of living space comprising on the ground floor: entrance hall, lounge, dining room, breakfast room, and kitchen. On the first floor there are 3 double bedrooms, a bathroom and separate wc. Outside there is a small formal front garden and a 35' mature walled rear garden. The property also offers further scope for expansion as the loft could be converted to create an additional 4th bedroom if required (STNC). * * VIEWING RECOMMENDED * * NO ONWARD CHAIN * *

Location
Situated in this sought after wide tree lined avenue, within a short stroll of the highly desirable, vibrant Fiveways with its local shopping facilities, cafes and bars. This spacious 3 bedroom Victorian terraced house which requires updating and re-decoration offers a potential buyer the opportunity to design and create their own dream home. Numerous local schools including Downs, Balfour, Dorothy Stringer and Varndean schools are nearby and both Blakers Park and Preston Park are within easy reach providing their recreational facilities. London Road station is very close by with Brighton and Preston Park stations about a 20 minute walk, both mainline stations providing a commuter service to Gatwick and London. There are also regular bus services in Ditchling Road and Beaconsfield Villas provide easy access to Brighton city centre and seafront.

Accommodation
All measurements are approximate.

Ground Floor

Entrance Hall
Approached via a part glazed front door with decorative stained glass panels. Original ceiling covings and mouldings. Radiator. Understairs cupboard. Staircase leading to the first floor.

Lounge 13'9" into bay x 13'0" (4.21 into bay x 3.97)
A bright west facing lounge with original Victorian marble fireplace surround with tiled hearth. Original decorative ceiling covings. Picture rail. Radiator. Large sash bay window to front.

Dining Room 11'5" x 10'8" (3.50 x 3.27)
Original Victorian marble fireplace surround. Built in cupboard into chimney breast recess. Coved ceiling. Picture rail. Radiator. Sash window to rear.

Breakfast Room 11'3" x 9'10" (3.44 x 3.02)
Tiled fireplace with wooden surround. Understairs cupboard with shelving. Radiator. Sash window to side. Door leading to:

Kitchen 10'0" x 8'10" (3.05 x 2.70)
Fitted with a range of units comprising stainless steel single drainer sink unit inset in working surfaces with cupboards and drawer units below. Space and plumbing for washing machine. Further range of working surfaces with cupboards under. Space for slot in cooker. Space for fridge/freezer. Larder cupboard unit. Tiled splashbacks. Fitted wall cupboards. Wall mounted 'ideal' gas central heating boiler. Window to rear overlooking the rear garden. Window to side. Glazed door leading to the rear garden.

First Floor

Landing
Hatch to large loft space offering the opportunity to create an additional 4th bedroom if required (STNC).

Bedroom 1 16'7" x 13'9" into bay (5.07 x 4.21 into bay)
Original Victorian fireplace with cast iron and tiled inserts and marble surround. Radiator. Large sash bay window to front with additional sash window to front.

Bedroom 2 11'5" x 10'7" (3.50 x 3.25)
Original Victorian cast iron fireplace. Built in wardrobe cupboard into chimney breast recess. Radiator. Sash window to rear.

Bedroom 3 10'11"+door recess x 10'0" (3.33m+door recess x 3.05m)
Radiator. Window to rear overlooking the rear garden.

Bathroom
White suite comprising panelled bath. Wash hand basin. Radiator. Tiled splashbacks. Window to side.

Separate WC
Low level wc. Radiator. Window to side.

Outside

Front Garden
Small low maintenance style front garden with flower bed.

Walled Rear Garden
Lower patio area with steps leading to 35' walled rear garden arranged with lawn and well stocked mature flower and shrub borders. Many varieties of trees and shrubs.

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.







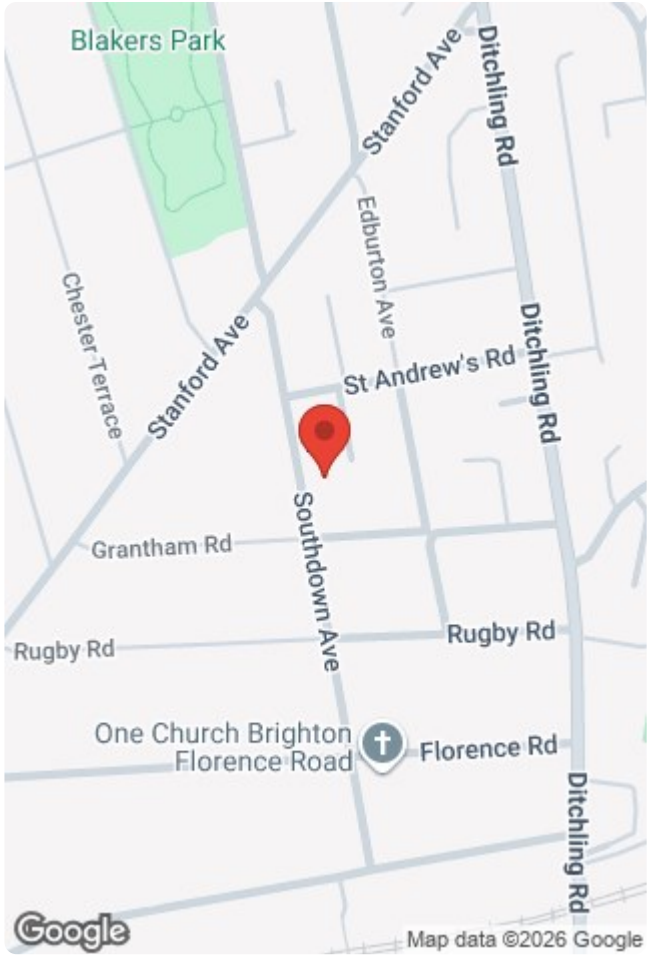


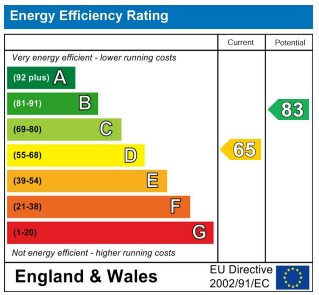
Ground Floor
Area: 54.5 m² ... 586 ft²

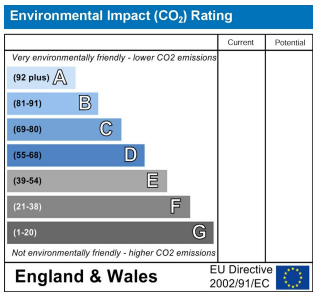
First Floor
Area: 55.5 m² ... 597 ft²

Total Area: 110.0 m² ... 1184 ft²

All measurements are approximate and for display purposes only.







APPROVED CODE TRADINGSTANDARDS.UK

The Property Ombudsman

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