









# 5 Old Shoreham Road

Brighton BN1 5DQ

Asking Price Of £260,000
Freehold

- TWO DOUBLE BEDROOMS
- WHITE BATHROOM SUITE
- MODERN KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- REAR PATIO GARDEN
- NO ONWARD CHAIN
- CENTRAL LOCATION
- UPVC DOUBLE GLAZED WINDOWS

whitlock & heaps

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Whitlock and Heaps are pleased to bring to market this two double bedroom terrace property being bought to market in excellent order throughout. To the ground floor there is a separate living room, modern kitchen and bathroom. There property also features a South facing patio garden and is being sold with no onward chain. Situated in this convenient location within a short walk of Brighton mainline station and City Centre.

**ENTRANCE HALL** Radiator, understairs cupboard, door to garden.

**KITCHEN** A modern kitchen incorporating a stainless steel sink unit with mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with stainless steel extractor over, oven, washing machine and fridge, tiled splashback, radiator, UPVC double glazed window.

**LIVING ROOM** UPVC double glazed window, radiator.

**BATHROOM** Modern white suite comprising panelled bath with shower over, glazed shower screen, wash hand basin with cupboard under, low level w.c, heated ladder style towel rail, part tiled walls, UPVC double glazed window.

**FIRST FLOOR**
**LANDING** UPVC double glazed window, hatch to loft space.

**BEDROOM 1** UPVC double glazed window, radiator.

**BEDROOM 2** UPVC double glazed window, radiator.

**OUTSIDE**
**SOUTH FACING GARDEN** Being paved with flower borders.

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Approximate gross area 57.83 sq m / 622.50 sq ft




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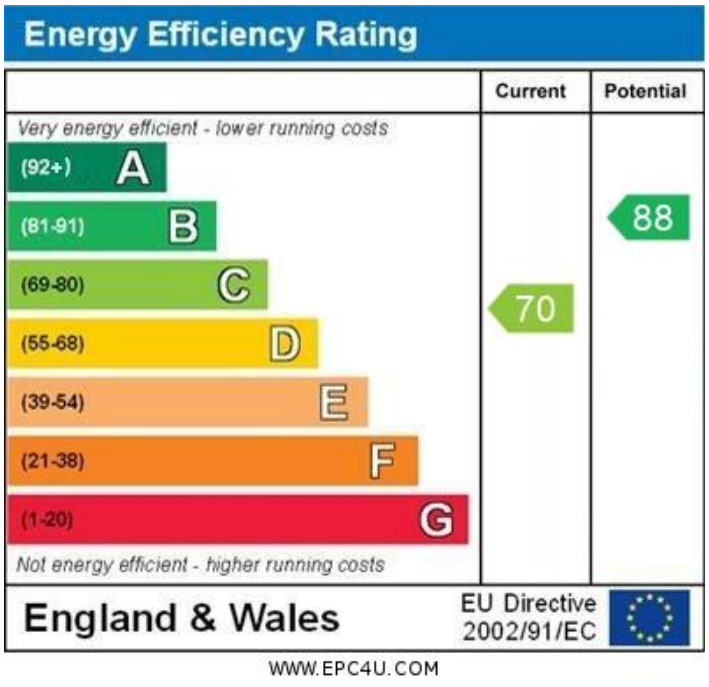
Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. Measurements are approximate.

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