



**Guide Price**  
**£450,000**

**Freehold**

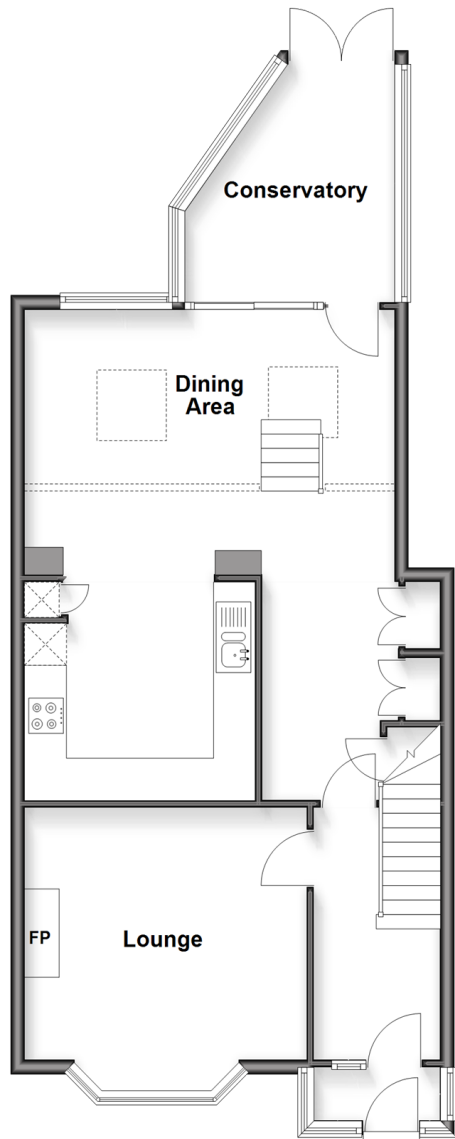
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**Crayford Road,  
Brighton, East Sussex,  
BN2**

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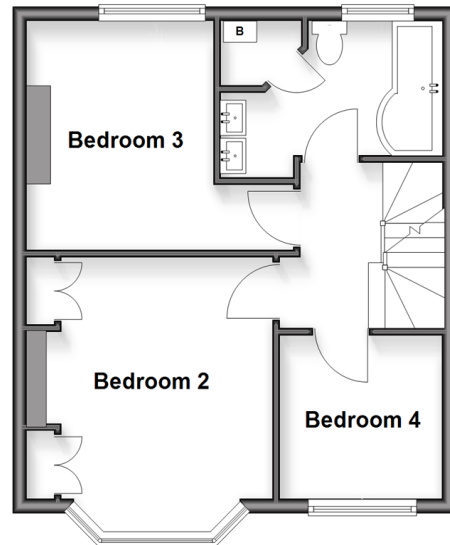
## Split Level Ground Floor

Approx. 72.0 sq. metres (774.7 sq. feet)



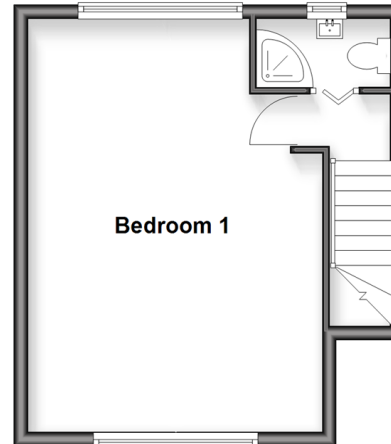
## First Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



## Second Floor

Approx. 29.1 sq. metres (313.4 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge : 13'4 into bay x 12'4 (4.07m x 3.76m)

Dining Area : 17'7 x 8'0 (5.36m x 2.44m)

Conservatory : 10'9 x 10'1 (3.28m x 3.08m)

### FIRST FLOOR

Landing

Bedroom 2: 13'5 into bay x 10'5 (4.09m x 3.18m)

Bedroom 3: 12'9 into recess x 10'6 (3.89m x 3.20m)

Bedroom 4: 8'0 x 7'9 (2.44m x 2.36m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 1: 19'1 x 13'5 (5.82m x 4.09m)

Shower Room

### OUTSIDE

Front & Rear Garden



## Main features

- Well-presented & spacious
- Popular area, close to town
- Easy access to Brighton station, shops and restaurants
- Offering an open plan lounge/ diner
- Good size garden
- Loft room as an addition, with good head height

## Nearest Schools

Primary Schools: Coombe Road Primary 0.1 miles, St Martin's CofE Primary 0.5 miles, St Joseph's Catholic Primary 0.5 miles

Secondary Schools: Bellerbys College 1.1 miles

## Transport Information

Train Stations: Moulsecoomb 0.4 miles, London Road 0.9 miles, Brighton 1.3 miles

## Address

Crayford Road, Brighton, East Sussex, BN2

## Directions

For directions to this property please contact us.



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