

3 Ingham Drive

Brighton, BN1 9GL

Offers in excess of £400,000

Situated in Ingham Drive, Brighton, this delightful terraced family house offers a perfect blend of comfort and convenience. Spanning an impressive 1,066 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families.

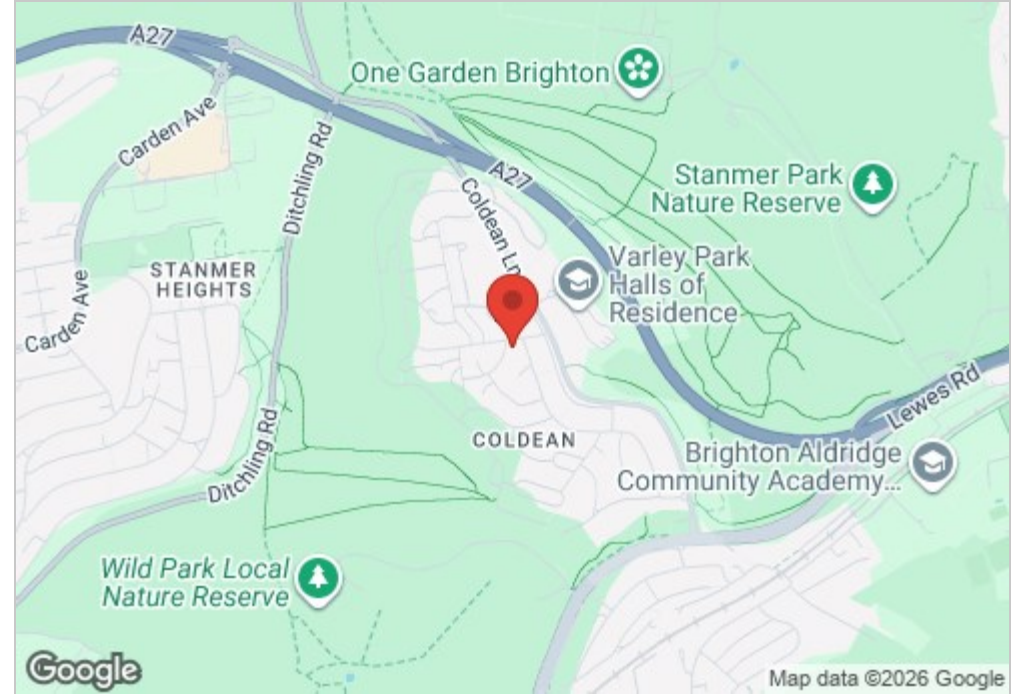
Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout flows seamlessly, leading to a lovely garden that features a large decking area, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. There is a separate utility room with a downstairs WC and access to the garden. upstairs there are 3 bedrooms and a bathroom.

In good condition throughout, this terraced house is ready for you to move in and make it your own. With its attractive garden, ample living space, and convenient location, this property presents a wonderful opportunity for those looking to settle in Brighton.



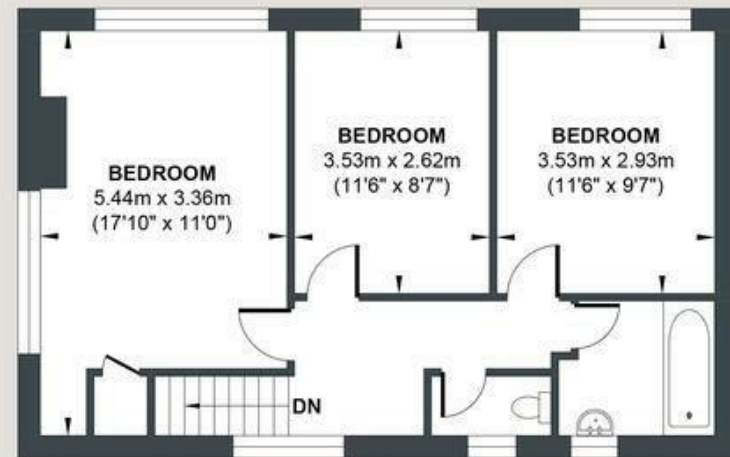
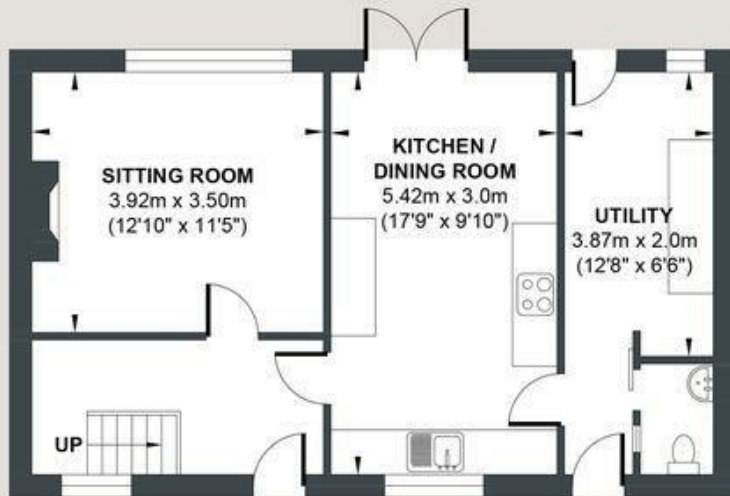
- Terraced House
- 2 Parking Spaces
- Separate Utility Room
- Bathroom
- Very Modern
- 3 Bedrooms
- kitchen Breakfast Room
- Downstairs WC
- Lovely Garden
- Seperate Living Room

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



INGHAM DRIVE

Approx. Gross Internal Floor Area = 99.12 sq m / 1066.90 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
 Approximate Floor Area
 533.45 sq ft
 (49.56 sq m)

FIRST FLOOR
 Approximate Floor Area
 533.45 sq ft
 (49.56 sq m)

