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38 Edburton Avenue
Brighton, East Sussex BN1 6EJ
Offers In Excess Of £750,000

 **DAVID & CO**

38 Edburton Avenue, Brighton, East Sussex BN1 6EJ

A spacious 4/5 bedroom, 2 bathroom bay fronted Victorian terraced house situated in this tree lined avenue forming part of the highly favoured Preston Park Conservation Area. The property retains some of its original charm and character with accommodation aranged over 3 floors with 1,346 sqft (125 Sqm) of living space. The accommodation comprises on the ground floor: entrance hall, spacious lounge with period open fireplace and stripped wooden floorboards, 20' kitchen/breakfast room and a study/bedroom 5. On the first floor and second floor there is a main bedroom with en-suite shower room/wc, 3 further double bedrooms and a family bathroom. Outside there is a small formal front garden and a walled rear garden arranged on 2 levels with gated rear access.

Location

Situated in this tree lined avenue this 4/5 bedroom bay fronted terraced family house is within a short stroll from the Fiveways community with its local shops, cafes and bars. The favoured Downs, Balfour, Dorothy Stringer and Varndean schools are within easy walking distance, both Blakers Park and Preston Park are within easy reach providing their recreational facilities. London Road station and Brighton and Preston Park mainline stations are within 1.5 miles providing a commuter service to Gatwick and London. Local bus services are available in Ditchling Road providing easy access to Brighton city centre and seafront.

Accommodation

All measurements are approximate.

Ground Floor

Entrance Hall

Approached via a part glazed front door. Stripped wooden floorboards. Radiator. Understairs cloaks/storage area. Staircase leading to the first floor.

Lounge 17'10" into bay x 12'5" (5.45 into bay x 3.80)

Period fireplace with cast iron and tiled inserts, slate hearth and with open grate. Original ceiling covings. Stripped wooden floorboards. Radiator. Large double glazed bay window to front.

Study/Bedroom 5 10'6" x 9'6" (3.21 x 2.90)

Double glazed window to rear.

Kitchen/Breakfast Room 20'0" x 9'3" (6.10 x 2.83)

Fitted with a range of units comprising stainless steel one and a half bowl sink unit with mixer tap inset in working surfaces with cupboards below. Space and plumbing for washing machine and dishwasher. Fitted wine rack. further range of working surfaces with cupboards and pan drawers below. Fitted 4 ring gas hob with fitted

electric double oven with cupboards above and below. Space for fridge/freezer. Larder cupboard unit. Tiled splashbacks. Range of matching wall cupboards. Cupboard housing gas central heating boiler. Space for large dining table and chairs. Radiator. Windows to side and rear overlooking the rear garden. Glazed door leading to the rear garden.

First Floor

Landing

Staircase leading to the second floor.

Bedroom 1 16'1" max x 13'9" into bay (4.92 max x 4.20 into bay)

Radiator. Large double glazed bay window to front. Door leading to:

En-Suite Shower Room/WC

Fully tiled walls. Tiled shower cubicle. Wash hand basin. Low level wc. Chrome heated towel rail. Tiled floor.

Bedroom 2 11'1" x 10'7" (3.38 x 3.23)

Radiator. Double glazed window to rear.

Bedroom 3 11'10" x 9'5" (3.63 x 2.88)

Radiator. Double glazed window to rear overlooking the rear garden.

Family Bathroom

Fully tiled walls with white suite comprising panelled bath with mixer taps. Tiled shower cubicle. Wash hand basin with mixer tap and with cupboards below. Low levelwc. Chrome heated towel rail. Tiled floor. Window to side.

Second Floor

Landing

Velux window to front. Door leading to:

Bedroom 4 14'6" x 10'7" (4.44 x 3.25)

Radiator. Eaves storage space. x2 Velux windows to rear.

Outside

Front Garden

Small formal front garden with flower and shrub borders.

Rear Garden

Walled rear garden with covered lower patio area with steps leading to paved garden on two levels with mature flower and shrub borders. Gated rear access into St. Andrews Road.

Information

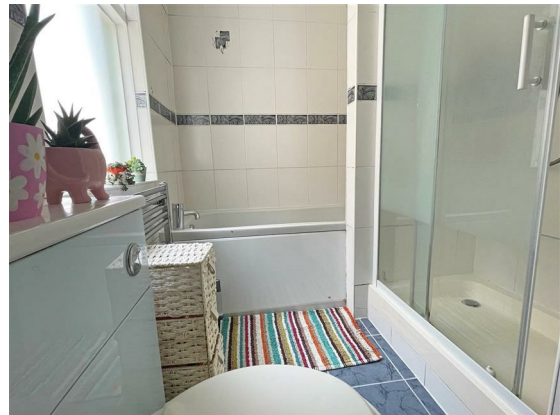
EPC INFORMATION Full Energy Performance Certificate available on request

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 on Tel: 01273 555333 or email: sales@davidandco.biz

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, East Sussex, BN1 6FJ. Tel: 01273 555333.

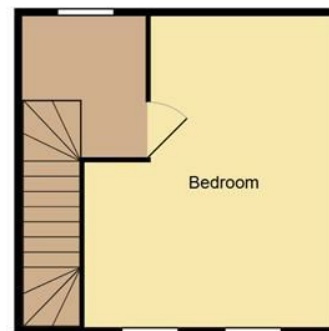




Ground Floor
Area: 53.0 m² ... 570 ft²



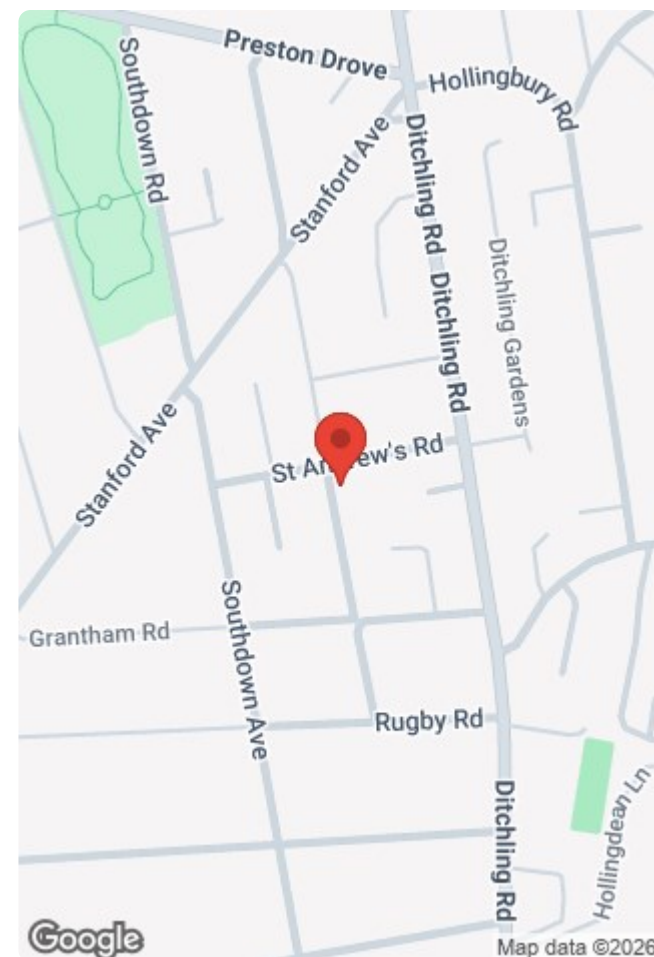
First Floor
Area: 53.0 m² ... 570 ft²



Second Floor
Area: 19.0 m² ... 204 ft²

Total Area: 125.0 m² ... 1346 ft²

All measurements are approximate and for display purposes only.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

