

**Avard**  
Estate Agents



35 Coombe Terrace

, Brighton, BN2 4AD

**£300,000**



3



1



1



E



## Description

Guide Price £300,000-£325,000

located in Coombe Terrace, Brighton, this mid-terrace 2/3 bedroom house presents an excellent opportunity for those seeking a project to make their own. Spanning an impressive 826 square feet, the property boasts two spacious reception rooms, one previously used as a bedroom, perfect for entertaining guests or enjoying quiet evenings at home. The two well-proportioned bedrooms offer a comfortable retreat, while the bathroom provides essential amenities.

This freehold house comes with the added benefit of no onward chain, allowing for a smooth and efficient purchase process. Although the property is in need of modernization, it offers a blank canvas for potential buyers to infuse their personal style and preferences. Furthermore, there is ample potential to extend, subject to the necessary planning permissions, making it an ideal choice for families or those looking to invest in their future.

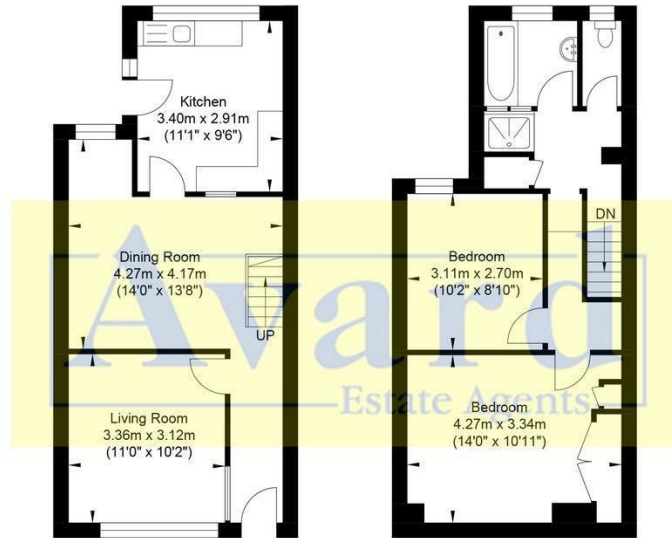
Coombe Terrace is close to universities, known for its vibrant community and proximity to local amenities, schools, and transport links. This property is not just a house; it is a chance to create a home tailored to your needs. Whether you are a first-time buyer, an investor, or someone looking to downsize, this property is brimming with potential and awaits your creative touch. Do not miss the opportunity to explore what this delightful home has to offer.





## Floor Plan

# Coombe Terrace

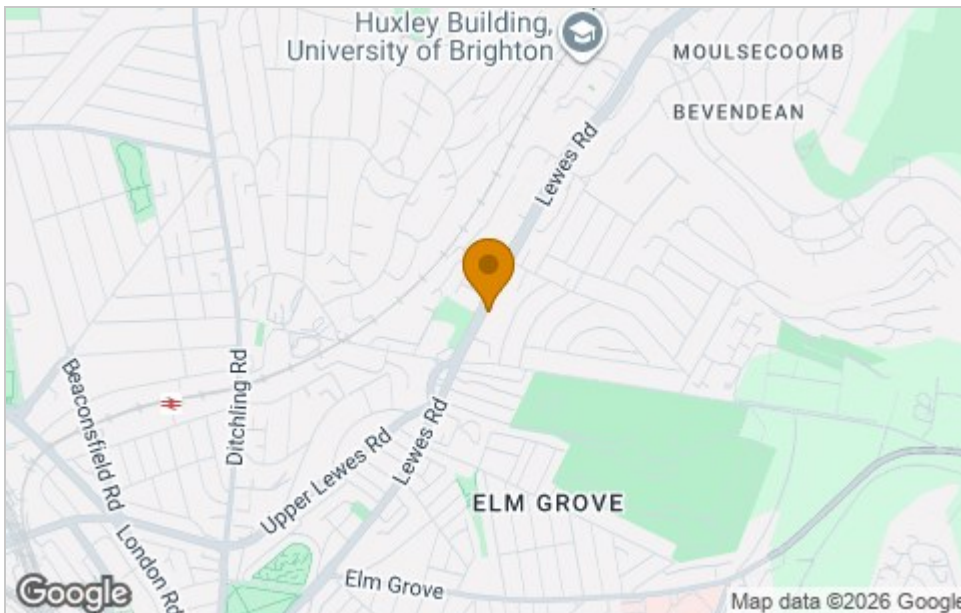


Ground Floor  
 Approximate Floor Area  
 424.31 sq ft  
 (39.42 sq m)

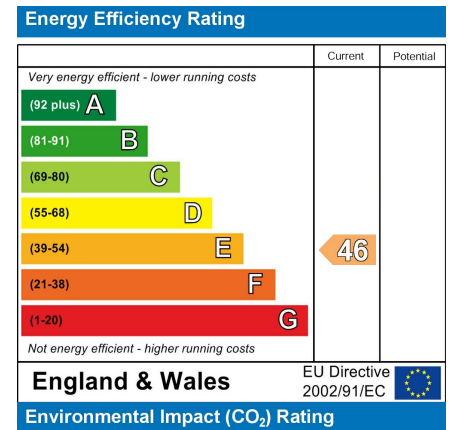
First Floor  
 Approximate Floor Area  
 402.46 sq ft  
 (37.39 sq m)

Approximate Gross Internal Area = 76.81 sq m / 826.77 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.