



Sutherland Road BN2
£650,000

ASTON
VAUGHAN

INTRODUCING

Sutherland Road, BN2

3 Bedroom | Attic Room | Bathroom + WC | 2 Garages

Upon entering, you are greeted by a welcoming atmosphere that extends throughout the two generous reception rooms. The spacious living room, a true heart of the home, features an attractive fireplace, creating a warm and inviting space for relaxation and entertaining guests. The second reception room offers flexibility, perfect for a formal dining area, a home office, or a children's play space, adapting effortlessly to your family's needs.

The modern fitted kitchen is a highlight, designed with both style and functionality in mind. It provides ample storage and preparation space, complemented by a dedicated dining area, ideal for casual family meals. Adjacent to the kitchen, a convenient utility room and a separate WC add to the practicality of the ground floor, ensuring everyday living is as smooth as possible.

Ascending to the first floor, you will find three well-proportioned bedrooms, each offering comfortable accommodation and plenty of natural light. These rooms provide peaceful retreats for all family members. The family bathroom, tastefully appointed, serves these bedrooms, featuring contemporary fixtures and fittings.

One of the standout features of this property is the additional attic room. This versatile space can be utilised as a fourth bedroom, a dedicated study, a hobby room, or simply for extra storage, offering invaluable flexibility to suit various lifestyles and requirements.



Externally, the property truly excels. It benefits from an attractive rear garden, providing a private outdoor oasis for al fresco dining, gardening, or children's play. Furthermore, the property boasts both an integral garage and an additional external garage, alongside a dedicated parking space. This abundance of parking and storage solutions is a significant advantage, particularly in a popular area like Brighton.

Situated in a convenient Brighton location, residents will benefit from easy access to local amenities, reputable schools, and excellent transport links, connecting you to the wider city and beyond. This end-of-terrace home offers a rare blend of space, versatility, and practicality, all within a desirable setting. Early viewing is highly recommended to fully appreciate the quality and potential this superb family home has to offer.







Education:

Primary:

Queens Park Primary, St Lukes Primary

Secondary:

Varndean, Dorothy Stringer, Cardinal Newman RC

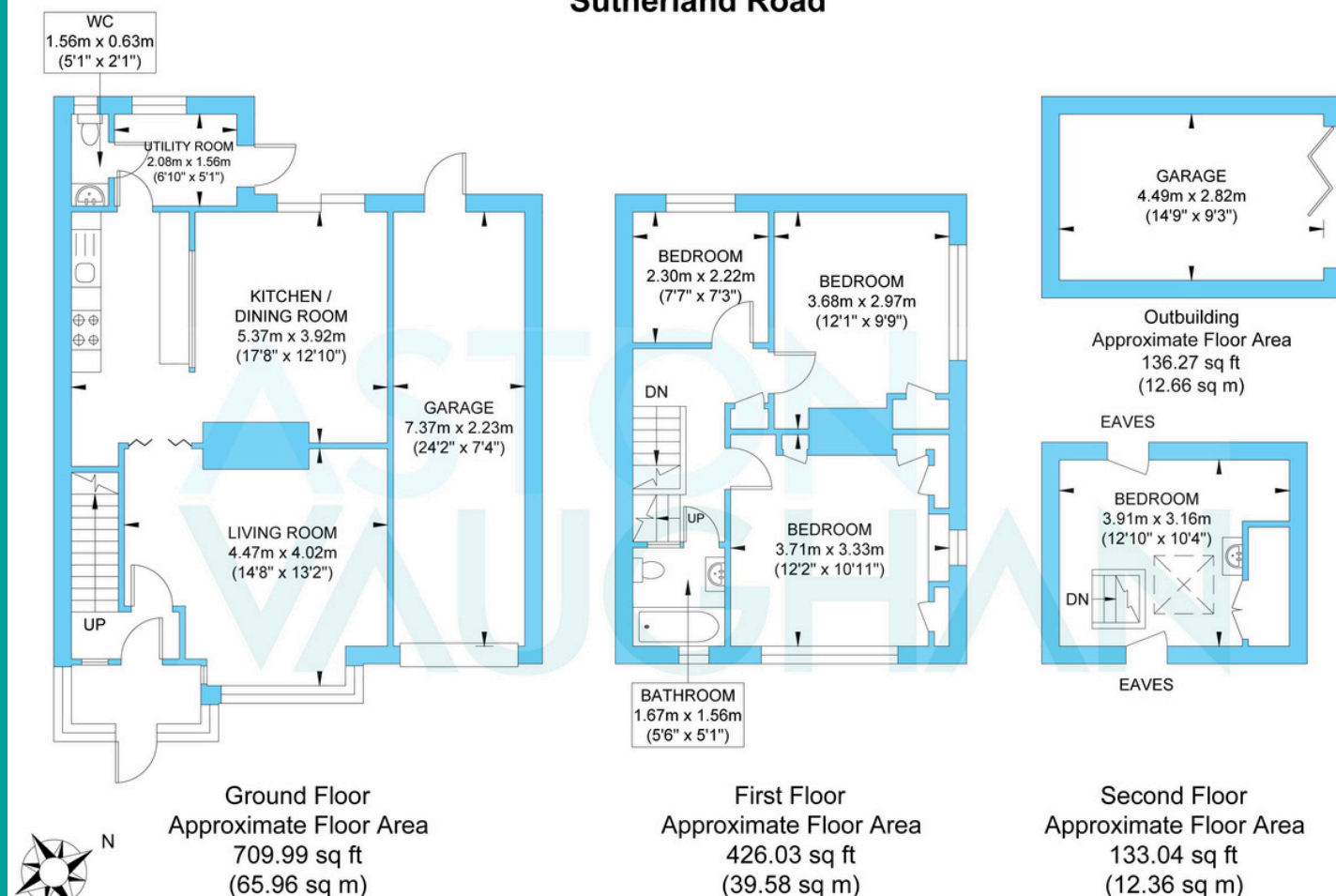
Private:

Brighton College, Lancing College, Windlesham School

Location Guide:

Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this period property. The beach is down the road, and it is in the centre of the fashionable Kemp Town Village, which hosts Soho House and several café, bakeries and pubs. The Hospital and good schools including the award-winning Brighton College, alongside the law courts and Amex are within reach as is the Marina with its health club, cinema, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It is also close to several bus routes serving the city centre, coast and Brighton Station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far.

Sutherland Road



Approximate Gross Internal (Including Garage & Excluding Outbuilding) Area = 117.90 sq m / 1269.06 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.