



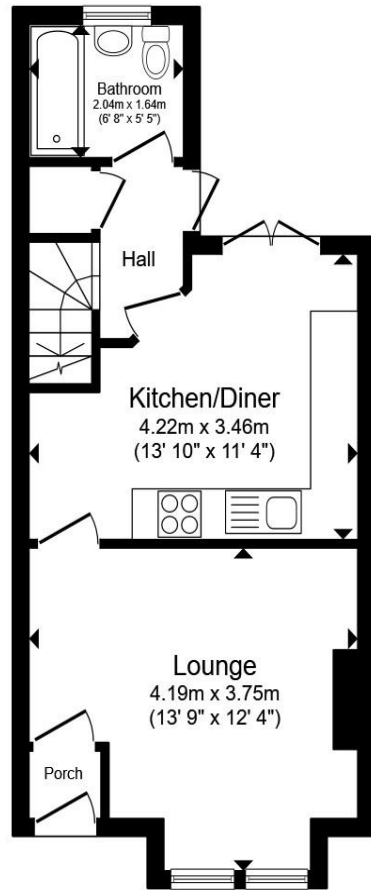
**Bennett Road, Brighton, BN2 5JL**

*welcome to*

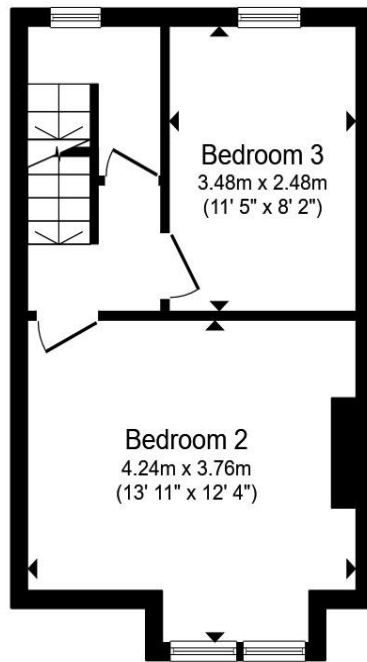
## **Bennett Road, Brighton**

In a popular and tranquil tree-lined residential street this characterful Victorian three-bedroom mid-terrace home effortlessly combines character, space and practicality with the highly unusual added attraction of a very large landscaped mature rear garden.

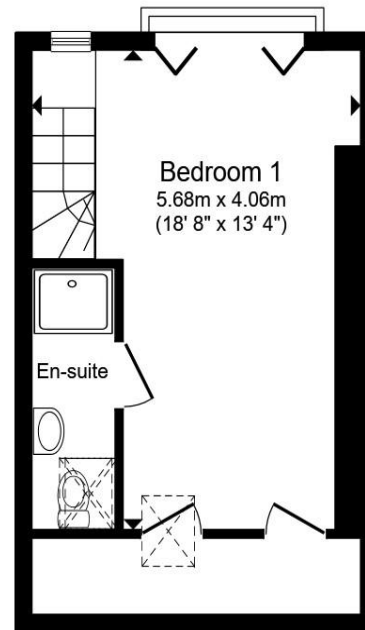




**Ground Floor**



**First Floor**



**Second Floor**

**Total floor area 86.8 m<sup>2</sup> (935 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Situated in a highly desirable street, this charming three-bedroom mid-terrace home is on one of Kemptown's most sought-after addresses. With the Marina's entertainment and restaurants, two supermarkets, local buses and bracing walks along the beach or South Downs, a short stroll away. Arranged over three floors and benefitting from a recent redecoration, the ground floor comprises a welcoming entrance porch leading into a bright and spacious bay-windowed lounge. With stripped, varnished original flooring and wood burner stove it can be separated from the rest of the house creating the ideal cosy space for relaxation and entertaining.

To the rear, a generous kitchen/dining room provides ample workspace and is perfect for family dining, with direct access out onto the lusciously green rear patio and up further into the substantial landscaped garden. A bathroom completes the ground floor accommodation. On the first floor are two well-sized, light and airy double bedrooms. The second floor, is an impressive main bedroom suite, featuring excellent proportions and bathed in light from the tri-fold doors opening out onto a Juliet balcony that enjoys expansive garden views.

A modern en-suite bathroom completes this impressive space. The jewel in its crown has to be the south-west facing garden. Thoughtfully landscaped with mature planting, paved seating area and charming pergola walkway on three levels. A peaceful retreat and perfect setting for outdoor dining and entertaining.

welcome to

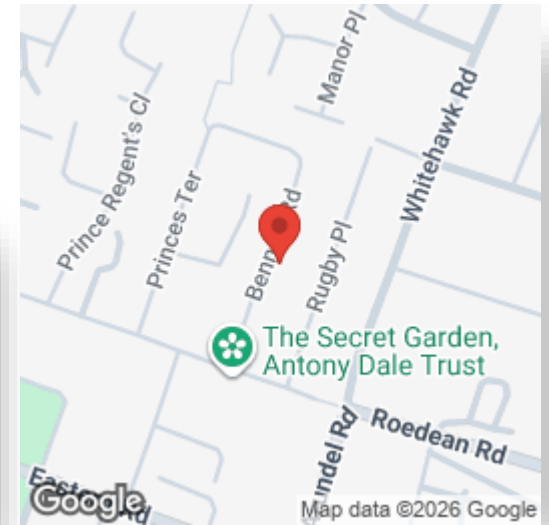
## Bennett Road, Brighton

- Highly sought-after, quiet residential street with thriving local community
- Three bedrooms arranged over three floors.
- Stunning loft conversion as main bedroom with en-suite and tri-fold doors to Juliet balcony.
- Separate lounge with dual fuel wood stove.
- Spacious kitchen/dining area opening onto rear patio.

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£600,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KET107937 - 0008

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