Avard
Estate Agents







3 Gordon Road

, Brighton, BN1 6PE

Guide price £550,000

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Floor Plan

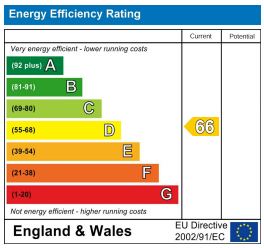


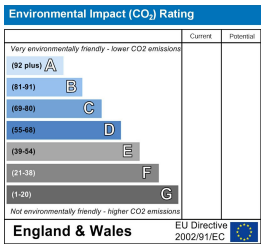
Approximate Gross Internal Area = 94.63 sq m / 1018.58 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph



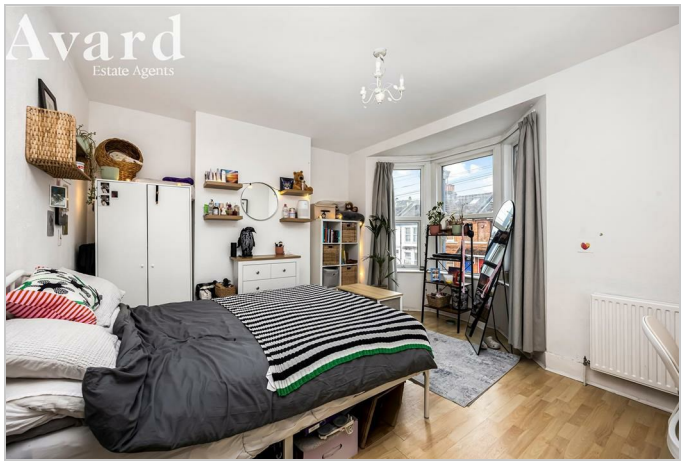


Viewing

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

- No Onward Chain
- Modern Kitchen
- Generous Sized Garden
- Great School's Nearby
- Excellent Location For Commuters
- Approval For Rear Extension- Council Ref BH2025/01898
- Approval For Loft Conversion- Council Ref BH2025/01749
- Close To Preston Park





Guide Price £550,000-£575,000

Avard Estate Agents are delighted to offer for sale this attractive terraced family home, ideally located in the highly desirable Gordon Road, Brighton.

This well-presented property offers generous and versatile accommodation, comprising two spacious reception rooms ideal for both family living and entertaining, three well-proportioned bedrooms and two bathrooms, making it perfectly suited to families or buyers seeking additional space.

The house is in good condition throughout, allowing incoming purchasers to move straight in with minimal work required. A particular highlight is the property's proximity to excellent local schools, while commuters will appreciate the convenience of Preston Park Station, which is within easy walking distance and provides direct links to London.

The property also benefits from approved planning permission for a single-storey rear extension and a loft conversion, offering exciting potential to further enhance and extend the living space, subject to implementation.

Offered to the market with no onward chain, this is a superb opportunity to acquire a spacious and well-located home in one of Brighton's most popular residential areas. Early viewing is highly recommended to fully appreciate everything this excellent property has to offer.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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