



8 Trinity Street, Brighton, BN2 3HN

Offers over £525,000 Freehold

Arranged over 3 floors, this GENEROUSLY SIZED 3/4 bedroom red brick END OF TERRACE house offers an exciting opportunity for modernisation and personalisation. With it's flexible layout, scope for improvement and separate side street entrance, it has the potential to become a truly stunning family home. Ideally situated on a highly SOUGHT AFTER street, the property is just a short walk from a vibrant selection of independent cafés, shops and everyday amenities, as well as Brighton train stations providing excellent transport links. Families will also appreciate the proximity to a range of highly regarded schools. CHAIN FREE and brimming with potential, this property presents a wonderful opportunity to create your dream home. Viewings are highly recommended. Energy Rating: D63 Exclusive to Maslen Estate Agents

Front door to:

Entrance Hall

Radiator, doors to all rooms, stairs to first floor, door & stairs down to basement.

Lounge

Double glazed windows to front, radiator.

Dining Room/Bedroom

Sash window to rear, 2 x radiators.

Kitchen

Range of wall & base units with roll engaged work surface over, inset sink & drainer, space for appliances, sash window to rear, radiator, patio door to lean to.

Lean To

Patio door to rear garden, further side entrance to Newport street.

First Floor Landing

Hatch to loft space, storage cupboard, doors to all rooms:

Bathroom

Suite comprising panelled bath with mixer taps, low level WC, pedestal wash hand basin, radiator, storage cupboard, part tiled walls, window to rear.

Cloakroom

Low level WC, part tiled walls, window to side.

Bedroom

Sash window to rear, radiator, wooden floorboards.

Bedroom

Double glazed windows to front, radiator.

Lower Ground Floor

Basement/Bedroom

Wall mounted gas & electric meter, radiator, tiled flooring, wall mounted combi boiler, 2 x storage cupboards, door to lower level patio.

Outside

Front Garden

Pathway to front door walled boundary.

Rear Garden

Patio garden with raised beds walled boundaries.

Total approx floor area

111.9 sq.m. (1205.0 sq.ft.)

Council tax band C

Parking zone J

V1



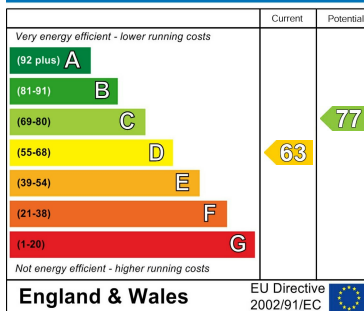


Total area: approx. 111.9 sq. metres (1205.0 sq. feet)

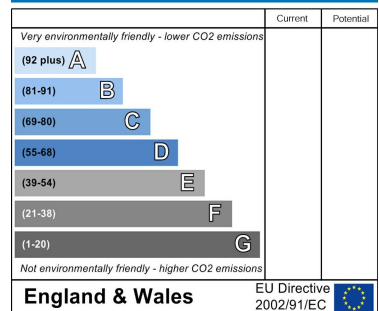
Please note that the roof terraces have not been included in the square meterage. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Trinity Street

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

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