

PHILLIPS & STILL



- Exceptional Location Three Bed Mid Terrace House
- Attractive Rear Garden
- Period Features & Spacious Accommodation
- Close to Excellent Local Schools
- Preston Park Within Close

Bates Road, Brighton, BN1 6PG

Guide Price £620,000 - £640,000

This amazing Victorian period mid terraced property is being offered with three good sized bedrooms, lots of charm/character and has been decorated to a good standard throughout. The house would be ideal for families with the area being second to none for schools and close to Preston Park with all its recreational facilities.



Property Description

This is a fantastic opportunity to acquire this highly sought after mid terraced property which is situated in one of Brighton's hot spots. This really is the perfect family location with excellent local schools, bus routes and local shops all within touching distance.

The property is a well presented, but has exceptional potential for someone to come in and add their own touch with a bespoke blank canvas so rarely available in todays market place. Although, this house has still managed to hold on to a lot of the period charm and character with features such as high ceilings, stripped wooden flooring and fireplaces. The piece de resistance has to be its attractive sunny rear garden which has been immaculately looked after and is perfect for a bit of alfresco dining on a warm summers evening.

The spacious kitchen/breakfast room is a great size and is perfect for a family to grab some breakfast before the rush off for day. As well as having three good size bedrooms the property has potential for a loft conversion STP. You have an excellent family bathroom and downstairs W/C. The through lounge/dining room is an ample size and is the perfect space to enjoy time with family and friends. The house is arranged over two floors and also enjoys pleasant, uninterrupted views down Bates Road which allows plenty of natural light to flow throughout the entire property.



Preston Park Station with its commuters links to Gatwick & London makes this location ideal for anyone looking to make that daily commute. Local shops and amenities are within walking distance in Preston Drove, Fiveways and in Preston village. There are brilliant local schools within a stones throw away which makes this location ideal for anyone with a family or possibly looking to start one. Preston Park is also close by which has various recreational facilities, such as: Cycling track, bowling green, basketball courts, cafes, tennis courts and large playing fields which are all at your disposal.



Accommodation

GROUND FLOOR

ENTRANCE HALLWAY

SITTING ROOM
11' 11" x 10' 9" (3.65m x 3.30m)

DINING ROOM
11' 10" x 10' 4" (3.62m x 3.16m)

KITCHEN
14' 9" x 9' 1" (4.51m x 2.78m)

W/C

FIRST FLOOR

BEDROOM
16' 3" x 10' 8" (4.97m x 3.27m)

BEDROOM
12' 0" x 10' 3" (3.67m x 3.13m)

BEDROOM
10' 1" x 9' 3" (3.09m x 2.83m)

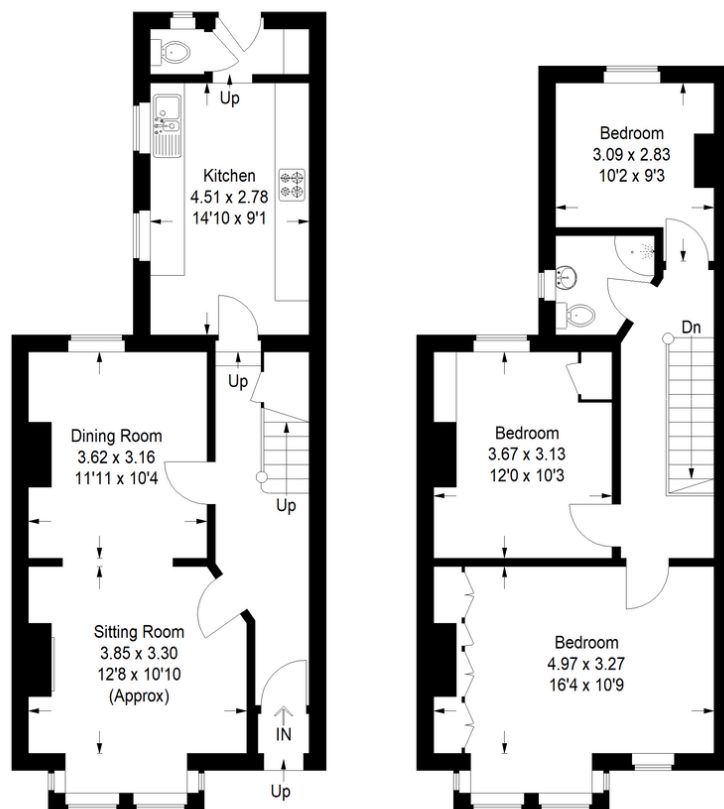
BATHROOM

OUTSIDE

SUNNY REAR GARDEN

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Approximate Gross Internal Area
101.8 sq m / 1096 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2022

Picture this...

This is the ideal property to come home to after a long day. Relaxing in your attractive rear garden whilst enjoying a few drinks in the sun, could there be a better way to switch off.

Why not take a short ride into town and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer. This City really is known for its entertainment and lifestyle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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