

**SOLD STC**



**Kingsley Road, Brighton**  
**Asking Price Of £400,000**

  
**MARTIN&CO**

# Kingsley Road, Brighton

Asking Price Of £400,000

- 2 BEDROOM TERRACED HOUSE
- IN NEED OF IMPROVEMENT
- POTENTIAL TO EXPAND SUBJECT TO PLANNING
- NEAR PRESTON PARK STATION
- WALKING DISTANCE TO PRESTON PARK

**\*\* MID TERRACE HOUSE IN NEED OF IMPROVEMENT \*\*** Are you looking for a project and a property with potential? if so this is for you. A 2 bedroom house in need of complete modernization in a prime

**LOCATION** Nestled within the popular residential location near Preston Park this 2 bedroom mid terraced house gives you easy access to Preston Park railway station and bus links throughout the city of Brighton. Walking distance to Preston Park with its large open green areas surrounded by trees, hosting various sporting activities and cafes. Easy access on the London road to the A23 towards Crawley and London and the A27 to Lewes and Worthing.

**PROPERTY DESCRIPTION** The property is in need of complete modernization throughout, its a 2 bedroom mid terraced house in a popular location in Brighton and would be ideal for a family home or commuter professional couple looking to move to this community area once work has been



completed.

The property comprises of:

Entrance Hallway - Access to ground floor rooms

Kitchen - I need of improvement, kitchen area with floor and wall mounted cupboards.

Living room - Window to front and access to Kitchen.

WC - Low level toilet.

Stairs leading to first floor.

Bedroom 1 - Window to front and cupboards.

Bedroom 2 - Window to rear.

Bathroom - Bath with basin.

Outside

Rear Garden - steps up to patio area.

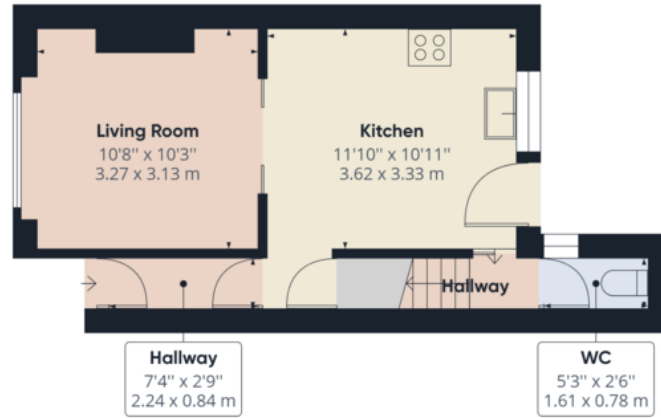
Council Tax C

Please note Martin and Co have not tested anything within this property and that if you are interested you are advised

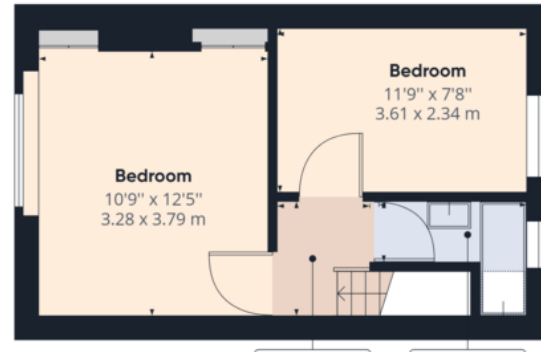


| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 90   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             | 39   E  |           |





Ground Floor



Approximate total area<sup>(1)</sup>  
589.10 ft<sup>2</sup>  
54.73 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

## Martin & Co Brighton

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.