

Princes Road, Brighton

Asking Price Of £500,000



- A delightful five bedroom semi-detached house
- Three receptions
- Front and rear gardens
- Arranged over the three floors
- No onward chain

81 Princes Road, Brighton, BN2 3RH



This is a fantastic opportunity to acquire a delightful five-bedroom family home with private rear garden, located in the Round Hill Conservation Area within the catchment of much sought-after Primary and Secondary schools.

This would make a great investment HMO, as well as a spacious family home. Internally, flexible and surprisingly spacious accommodation is arranged over three floors and offers a well-maintained blank canvas for someone to make their own mark, with the lower ground floor being ideal to utilise as an annexe for an elderly relative or teenager.

The property is just a short walk from London Road railway station, frequent bus routes into the city centre and out to the Universities, local amenities on Ditchling Road, and within close proximity from Preston Park.



Picture this...

What a perfect home to come and relax in for the weekend...Everything is literally on your doorstep including a wide range of shops, bars, restaurants and many local attractions.

You can really soak up Brighton's cosmopolitan atmosphere as living here so why not take a short walk down to Brighton's famous seafront when you can enjoy the beautiful views and sunsets this City has to offer.

Accommodation

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

13' 2" x 11' 10" (4.01m x 3.61m)

DINING ROOM

13' 3" x 10' 7" (4.04m x 3.23m)

KITCHEN

7' 8" x 6' 8" (2.34m x 2.03m)

LOWER GROUND FLOOR

BEDROOM FIVE/ STUDY

12' 7" x 5' 3" (3.84m x 1.6m)

RECEPTION ROOM

12' 6" x 11' 4" (3.81m x 3.45m)

BEDROOM FOUR

7' 3" x 5' 8" (2.21m x 1.73m)

FIRST FLOOR

BATHROOM

5' 9" x 5' 5" (1.75m x 1.65m)

BEDROOM ONE

13' 5" x 11' 10" (4.09m x 3.61m)

BEDROOM TWO

13' 3" x 10' 6" (4.04m x 3.2m)

BEDROOM THREE

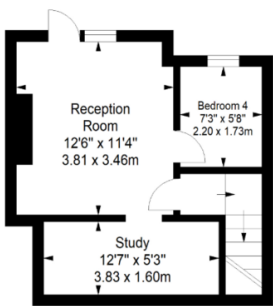
8' 4" x 6' 8" (2.54m x 2.03m)

OUTSIDE

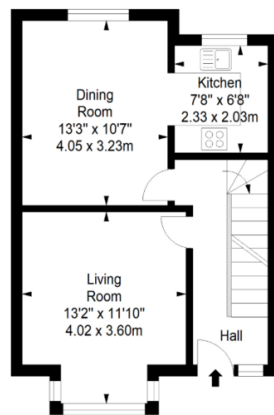
FRONT GARDEN

REAR GARDEN

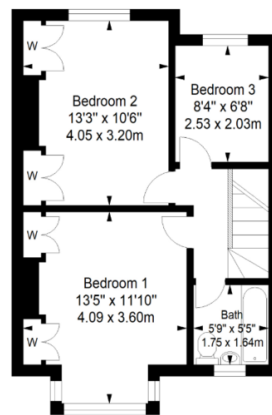
Lower Ground Floor



Ground Floor

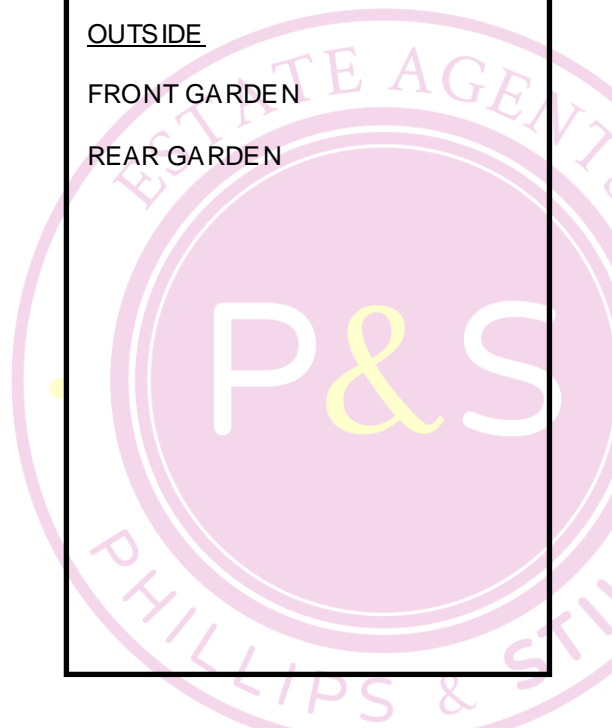


First Floor



Approximate gross internal floor area 110.1 sq m/ 1185.1 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 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 are 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.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

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www.phillipsandstill.co.uk