

PHILLIPS & STILL



Bates Road, Brighton, BN1 6PF

- A Four Storey Mid Terrace Victorian House - The Dream Family Home!
- Potential For Five Double Bedrooms
- Generous Lounge / Family Room & Kitchen / Breakfast Room
- Large South Facing Rear Garden

Guide Price of £700,000 - £750,000

- Two Entrances & Front Garden
- Bathroom, Two Separate W.C.'s & En Suite Shower Room To Master Bedroom
- Wealth Of Character, Period Features & Built-In Storage
- Sought After Residential Area Of Preston Park Close To Best Local Schools



This four storey family home is a superb example of Victorian architecture showcasing spacious and versatile living accommodation, and a wealth of character & period features throughout. For those wanting to start a family or with an already growing flock, you are within walking distance of the popular Dorothy Stringer, Varndean and Balfour schools catering to all ages.

Local shops, cafes and amenities are available close by on Preston Drive and London Road. You also have very easy access to both Brighton and Preston Park mainline railway stations for anyone who commutes to London or Gatwick. If it's leisure activities you're after then Withdean Park, Hollingbury Golf Course and famous Preston Park are all within strolling distance where you will find tennis courts, gardens, a playground, cafe and much more. It's the perfect place for a picnic, walking the dog or letting the children blow off some serious steam!

The house has fantastic curb appeal and you have a choice of two entrances on the lower ground and raised ground floors. Starting from the bottom accommodation comprises of a generous lounge / family room with wood burning stove and archway into the kitchen / breakfast room where tri-folding doors from here open out into the beautiful South-facing rear garden. This floor offers lots of space for lounge and dining furniture and is the perfect place for both entertaining friends & family and sitting down together for meals and relaxing in. There is also a cloakroom serving this floor.

To the raised ground floor is a double-length open reception room which could easily be split into separate reception rooms or double bedrooms. On the first floor is a cloakroom, the family bathroom and two double bedrooms. The second / top floor was recently converted (2020) into an impressive master bedroom with en suite shower room and built-in eaves storage. The boiler was also replaced at this time.



At the front of the house is a charming wrought-iron railing enclosed front garden but it is the amazing, sweeping, sunny South-facing rear garden that really gives this home its wow factor. You have a courtyard area, a large lawn and even a Zen garden! It is fully enclosed so safe & secure for children and pets to play out in, and you have more than enough garden to host barbeques and summer parties!

Every house in the road is arranged differently and this house has the potential to provide five double bedrooms if required as the lower ground floor living space is more than ample. It is open to interpretation by the next owner depending on how many bedrooms, home offices or reception rooms suit their needs. There isn't a dark or small room in the house and the west facing rear garden really is the cherry on the cake! Viewings are highly recommended to fully appreciate this property in full, Bates Road is a very sought after address and a wonderful community the residents have enjoyed for decades.



Accommodation

LOWER GROUND FLOOR

CLOAKROOM
With W.C.

ENTRANCE LOBBY

LOUNGE / FAMILY ROOM
13' 10" x 12' 4" (4.22m x 3.76m)
With wood burning stove

KITCHEN / BREAKFAST ROOM
13' 10" x 11' 8" (4.22m x 3.56m)
Opening onto South facing rear garden

RAISED GROUND FLOOR

ENTRANCE HALL

DOUBLE LENGTH RECEPTION ROOM / BEDROOM
24' 7" x 10' 3" (7.49m x 3.12m) Currently open but could easily be separated into two reception rooms, two bedrooms or one of each

FIRST FLOOR

CLOAKROOM
With W.C.

LANDING

BEDROOM THREE
12' 2" x 8' 11" (3.71m x 2.72m)

BEDROOM TWO
12' 5" x 9' 0" (3.78m x 2.74m)
With built-in wardrobes

BATHROOM

SECOND FLOOR

BEDROOM ONE
18' 2" x 8' 7" (5.54m x 2.62m)
With lots of built-in eaves storage

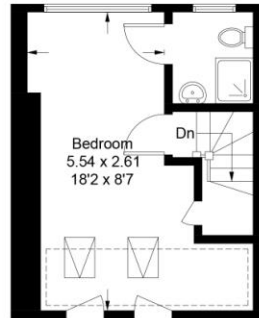
EN SUITE SHOWER ROOM
With W.C.

OUTSIDE
FRONT GARDEN

LARGE SOUTH FACING REAR GARDEN

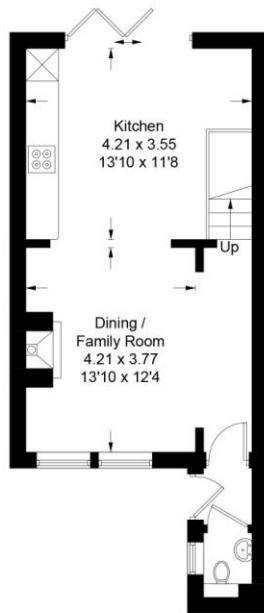
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Approximate Gross Internal Area = 120.8 sq m / 1300 sq ft

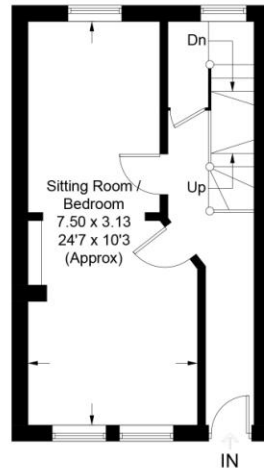


Second Floor

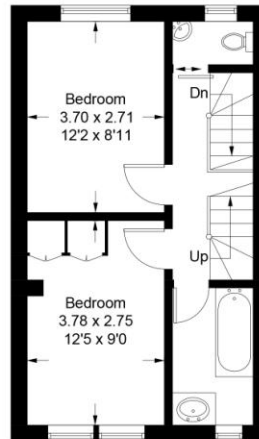
= Reduced headroom below 1.5m / 5'0



Lower Ground Floor



Raised Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

What the owners say...

We've enjoyed cosy Winters with the wood burner and wonderful summers in our lovely sunny garden. It's such a convenient place to get to London & very near Stringer, Varndean & Balfour for our girls who are now fully grown. It's been amazingly versatile, we have changed use of many of the rooms as our family has grown up. And it's such a nice neighbourhood, very quiet with street parties and such a great community feel.

The two street entrances were so useful for working from home and there is always plentiful permit parking available in the street.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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