



27 Richmond Road, Brighton BN2 3RL

Asking Price Of £900,000

- PERIOD HOME
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- WESTERLY ASPECT REAR GARDEN
- SOUGHT AFTER LOCATION
- PERIOD FEATURES
- IN NEED OF MODERNISATION
- GAS CENTRAL HEATING

Whitlock & Heaps are delighted to present to market this stunning four bedroom period home in this sought after area. This family home boasts ample living space, good size rooms throughout and a westerly rear aspect garden. The house has retained certain period features and has three good size reception rooms. The property is in need of modernisation throughout.

Bus routes operate locally making public transport into the city centre easy. There is an array of shopping facilities, eateries and cafés located close by as well as the Brighton mainline station. Access onto the A27 is quick, making commutes out of the city simple. This beautiful four bedroom home is brought to market with no onward chain.

ENCLOSED PORCH

ENTRANCE HALL Original coving, cornice, understairs storage, doors to living room, dining room and kitchen, side door to garden, radiator, thermostat,

KITCHEN Incorporating stainless steel single bowl sink unit, vinyl work surfaces with drawers and cupboards under and matching eye-level cupboards. Space for appliances, tiled throughout, 4-ring electric hob with cooker below and extractor above, UPVC double glazed window.

LIVING ROOM Fireplace with electric fire and marble effect hearth, bay window, picture rails, radiator.

DINING ROOM Double glazed window overlooking side, built-in wardrobes, picture rails, radiator.

RECEPTION ROOM Dual aspect west and north-east UPVC double glazed windows,

BATHROOM Comprising white bathroom suite with shower over, fully tiled, vanity wash-hand basin, UPVC double glazed frosted window, low level w.c., radiator.

FIRST FLOOR

LANDING Large landing with two loft hatches, radiators.

BEDROOM 1 Feature fireplace, built-in storage, single sash window, radiator.

BEDROOM 2 Feature fireplace, single sash bay window overlooking front, radiators.

BEDROOM 3 Single sash window overlooking front, radiator.

BEDROOM 4 Feature fireplace, built-in storage, single sash window, radiator.

KITCHEN Stainless steel single bowl sink unit with mixer tap and drainer, ample cupboards and drawers, breakfast bar, 'Vokera' combination gas-fired boiler, breakfast bar, electrics, stand alone cooker with hob, double glazed window, fully tiled.

SHOWER ROOM Step-in shower being fully tiled, dual aspect west/north-east aspect, UPVC double glazed windows, pedestal wash-hand basin, radiator, plumbing for washing machine.

SEPARATE W.C. Low level w.c., part tiled, wash-hand basin.

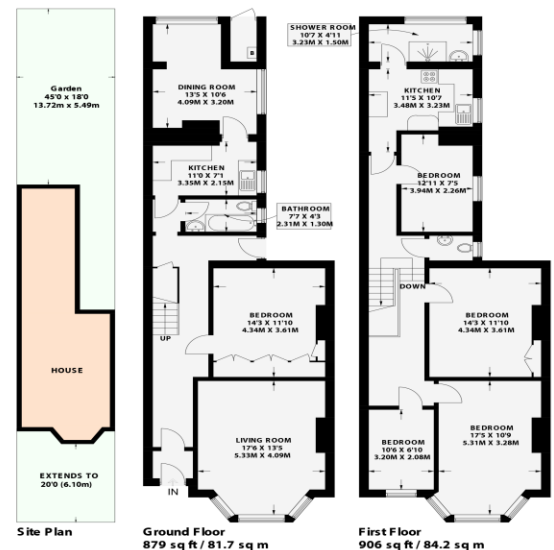
OUTSIDE

REAR GARDEN Westerly aspect, flower beds with mature plants, fencing, door to storage, Summerhouse, outdoor tap.

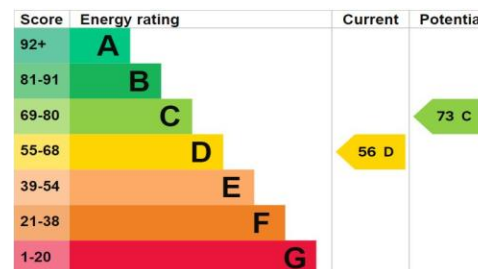
RICHMOND ROAD

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING BOILER ROOM)
1785 sq ft / 165.9 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Pools, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and details shown is an approximate interpretation for illustrative purposes only.
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Portslade Branch
48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch
65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



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