



71 Carlyle Street

Brighton BN2 9XU

Asking Price: £450,000

- VICTORIAN HOME
- BAY FRONTED
- TWO DOUBLE BEDROOMS
- LIVING DINING ROOM
- SEPARATE KITCHEN
- DOUBLE GLAZED SASH WINDOWS
- PRIVATE GARDEN
- GAS CENTRAL HEATING



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Whitlock & Heaps are delighted to present to market this two double bedroom family home situated in the sought after Elm Grove. Boasting bay double glazed sash windows, a modern interior and private garden. With a good size living/dining room with separate kitchen, the home offers great social space for guests.

Bus routes operate locally making public transport throughout the city simple. Lewes Road is located at the bottom of Elm Grove with its array of shopping facilities, eateries and cafés. You are within the catchment area for numerous local schools for all ages. Brighton mainline train station is a walk away and the A27 slip road is a short drive away for commutes out of the city.

ENTRANCE HALL Electrics and gas above, understairs storage, radiator.

LIVING ROOM/DINER UPVC double glazed bay sash windows, radiators, UPVC double glazed sliding doors to garden.

KITCHEN Incorporating large sink with mixer tap and drainer, vinyl work surfaces with cupboards below and matching eye level cupboards, space for washing machine, dishwasher and fridge freezer. Four ring induction hob with oven below and extractor above, UPVC double glazed windows to garden.

LANDING Loft hatch above.

BEDROOM UPVC double glazed sash bay window, radiator.

BEDROOM UPVC double glazed window overlooking garden, radiator.

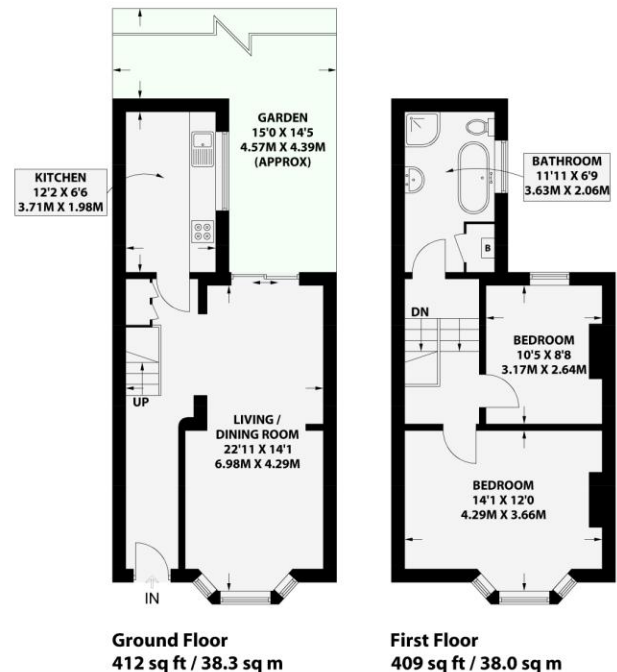
BATHROOM Being partially tiled comprising step in shower cubicle with separate bath, cupboard housing 'Vaillant' combination gas fired boiler, extractor above, pedestal wash hand basin, UPVC double glazed frosted window, low level w.c.

GARDEN Stairs up to rear garden being paved with views.

CARLYLE STREET

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA
821 sq ft / 76.3 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, 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 data shown is an approximate interpretation for illustrative purposes only.
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- CH Ceiling Height
- HT Hot Water Tank
- FF Fridge / Freezer
- HH Head Height Below 1.5m
- MP Measuring Points
- SC Storage Cupboard
- S Filled Washbasin
- W Garden Shortened for Display



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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