

## 14 Surrey Street Brighton BN1 3PA

Guide Price: £400,000 - £425,000

- BOW FRONDED PERIOD HOME
- TWO DOUBLE BEDROOMS
- WESTERLY FACING REAR GARDEN
- CLOSE PROXIMITY TO BRIGHTON STATION
- SEPARATE KITCHEN
- MOSTLY DOUBLE GLAZED
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this two double bedroom bow fronted period home situated within close proximity to Brighton Station. This home offers a living dining room with separate kitchen, westerly facing rear garden and two double bedrooms. Benefiting from being mostly double glazed with gas central heating. This property is brought to market with no onward chain.

Bus routes operate locally making public transport throughout the city simple. Queens Road is a stones throw away, with its vast array of shopping facilities, eateries and cafés. Brighton Station is very nearby making commutes out of the city easy.

**LIVING ROOM** Bow sash window, thermostat, radiator, cupboard housing electrics.

**DINING ROOM** Double doors onto west facing rear patio, radiator.

**KITCHEN** Incorporating stainless steel bowl sink with mixer tap and drainer, vinyl work surfaces with cupboards below and matching eye level cupboards. Four ring electric hob with oven below and extractor above. UPVC double glazed window overlooking patio. Door to:

**CLOAKROOM** UPVC double glazed frosted window, low level w.c.

**LANDING** Loft hatch above.

**BEDROOM** Bow UPVC double glazed windows, radiator.

**BEDROOM** UPVC double glazed window overlooking patio, radiator.

**BATHROOM** Panelled bath with shower over, cupboard housing Worcester combination gas fired boiler, heated towel rail, low level w.c, pedestal wash hand basin, dual aspect South/West UPVC double glazed frosted windows.

#### OUTSIDE

**PATIO** Westerly facing patio being paved throughout.

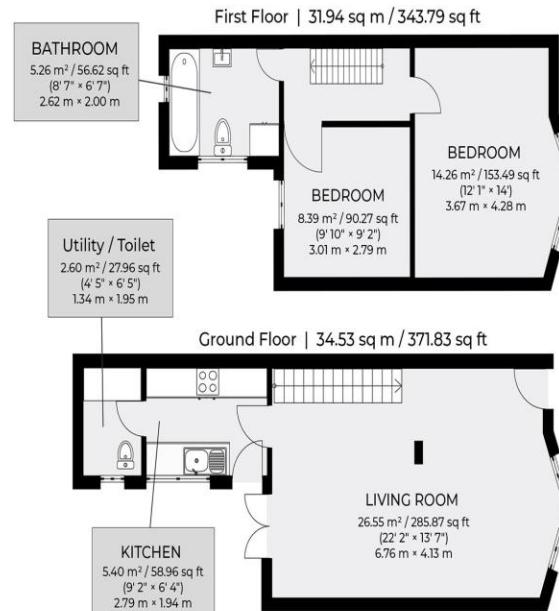
**FRONT** Paved frontage with boxed gas meter.

#### Freehold

Council Tax Band C (taken from [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

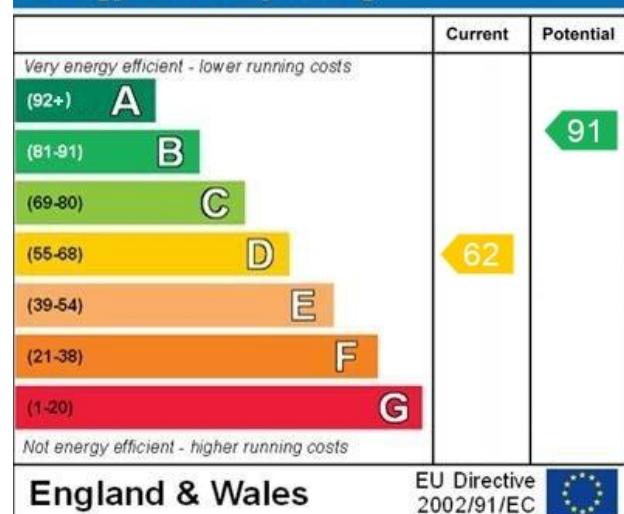
14 Surrey Street, Brighton



**whitlock  
& heaps**

Floor plan is for illustration and identification purposes only and is not to scale. Plots, 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. Measurements are approximate.

#### Energy Efficiency Rating



WWW.EPC4U.COM

#### 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

**Disclaimer:** Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.