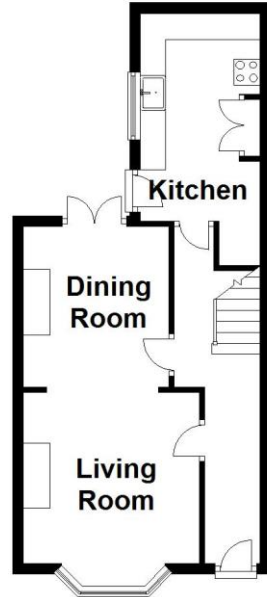


**Ground Floor**

Approx. 39.0 sq. metres (419.6 sq. feet)



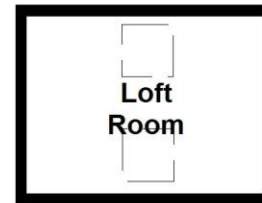
**First Floor**

Approx. 38.9 sq. metres (418.4 sq. feet)



**Second Floor**

Approx. 15.5 sq. metres (167.0 sq. feet)



Total area: approx. 93.4 sq. metres (1005.0 sq. feet)



Robert Luff & Co are proud to present this stunning two bedroom terraced home based in sought after Brighton. The property benefits from original fireplaces and wooden floorboards. Further benefits include a secluded low maintenance rear garden, double glazing throughout and an additional loft room.

Offers in excess of  
**£425,000**

1. These particulars do not constitute part or all of an offer or contract. 2. The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3. Potential buyers are advised to re-check measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 6. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

## IN BRIEF

**Style:** Well-presented terraced home.

**Bedrooms:** Two bedrooms.

**Outside:** Low maintenance rear garden.

**Location:** Sought after Brighton.



### The Accommodation Comprises:

#### Entrance

Original wooden door to entrance hallway.

#### Entrance Hallway

Reclaimed oak flooring (from France) original architraves and coved ceiling, original archway, under stair storage housing meters and stairs to first floor.

#### Lounge/Diner 23' 7" max x 9' 2" (7.178m x 2.792m)

**Lounge Area;** Double glazed bay window to west Aspect, 'Pitch Pine' reclaimed wood flooring original fireplace and health tv point, telephone point original coved ceiling, through to dining area.

**Dining Area;** 'Pitch Pine' wooden flooring continues, original fireplace, radiator, and double glazed French doors to garden.

#### Kitchen 12' 1" x 7' 7" (3.695m x 2.310m)

Range of reclaimed wooden wall units and real wood work tops. Ceramic butler sink with Chrome mixer tap, tiled work surface area and tiled walls for splash back. Led downlighters from wall units, wall mounted Combi Boiler, Zanussi free standing five ring gas hob and cooker with matching Zanussi extractor fan. Space and plumbing for washing machine and space for a fridge freezer. Spot lights, tiled floor, double glazed window overlooking garden and double glazed door to garden.

#### Stairs to First Floor

Double glazed window.

#### Bathroom

Matching three piece suite comprising of clad enclosed bath with Chrome mixer taps. Ceramic wash hand basin and pedestal with hot and cold taps. Low level flush W/C part tiled walls, original fireplace, original radiator, frosted double glazed window and original wooden floorboards.

#### Stairs to First Floor

Double glazed window.

#### Bathroom

Matching three piece suite comprising of clad enclosed bath with Chrome mixer taps. Ceramic wash hand basin and pedestal with hot and cold taps. Low level flush W/C part tiled walls, original fireplace, original radiator, frosted double glazed window and original wooden floorboards.

#### Bedroom Two 10' 7" x 9' 2" (3.217m x 2.790m)

Double glazed window overlooking the garden, original fireplace and original wooden floorboards continued. Radiator, built in storage into sides of chimney.

#### Master Bedroom 14' 10" x 12' 10" (4.530m x 3.901m)

Double glazed window to West aspect, original wooden floorboards continued, original fireplace and inbuilt storage, coved ceiling.

#### Loft Space/ room

2x double glazed Velux windows, eved storage and fully carpeted.

#### Front Garden

Gate to front door, paved area.

#### Rear Garden

Secluded low maintenance rear garden with storage area, flint wall to side.

