

23 Barcombe Road
Brighton
BN1 9JQ

FOR
SALE



**TERRACED 3/4 BEDROOM HOUSE ON OUTSKIRTS OF
BRIGHTON ACCESS UNIVERSITIES**

£285,000 FREEHOLD

Graves Son & Pilcher LLP
Residential Sales & Lettings Department
51 Old Steyne
Brighton
East Sussex
BN1 1HU

Tel 01273 321123

Email residential@gsp.uk.com
Web www.gravessondandpilcher.com

Graves Son & Pilcher LLP give notice that these particulars do not constitute part of an offer or contract. All text, photographs and floor plans contained within the particulars are for guidance of prospective purchasers / tenants and must not be relied upon as statements of fact. All descriptions contained within the particulars represent the author's opinion and whilst provided in good faith should not be construed as statements of fact. All measurements are approximate. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order.



Residential Sales & Lettings

Situated just off the main Lewes Road opposite Wild Park readily accessible to both Brighton and Sussex Universities, the Amex Community Stadium at Falmer, local schools and bus services to Brighton City centre.

A double fronted terraced property having rendered elevations under a tiled roof with a shared covered walkway giving additional access to rear garden.

The property comprises 3/4 bedrooms, bathroom, 19' lounge, dining/bedroom 4, good size kitchen, gas central heating, double-glazed windows, good size rear garden and an off street parking space to the front.

The property is ideally suited to owner occupier or buy-to-let and is currently let under the terms of a three year agreement with Brighton & Hove City Council producing £1,047 per calendar month, (4 month notice period).

Arranged more particularly as follows:

FIRST FLOOR

LANDING:

Access to overhead roof space, linen cupboard with wall mounted gas fired combination boiler.

CLOAKROOM:

Low-level WC.

BEDROOM 1:



12'6 into recess x 10'4 (3.81m x 3.15m) Built in wardrobe cupboards with storage cupboards above, further recessed storage cupboard, double panelled radiator.

BEDROOM 2:



14'4 x 8'9 (4.36m x 2.66m) Double panelled radiator, recessed wardrobe cupboard.

BEDROOM 3:



8'9 x 7'3 (2.66m x 2.21m) Double panelled radiator.

BATHROOM:

Panelled bath with mixer tap and hand shower above, pedestal wash basin, radiator, uPVC double-glazed window.

GROUND FLOOR**ENTRANCE HALL:**

Door through to:

SITTING ROOM:

19'1 x 10'7 (5.81m x 3.22m) Fireplace surround, double panelled radiator, door through to:

KITCHEN:

13'2 x 7.3 (4.01m x 2.21m) Range of wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit with mixer tap, Zanussi four burner electric hob with matching oven under, space and plumbing for washing machine, space for fridge and freezer, double panelled radiator, under stairs storage cupboard, door to rear garden, further door from the kitchen through to:

DINING ROOM/BEDROOM 4:

11' x 10'9 (3.35m x 3.27m) Built in storage cupboard, radiator.

OUTSIDE**REAR GARDEN:**

Good size, laid to lawn with small terraced area, side access.

FRONT GARDEN:

Laid to lawn, car parking space.

All measurements are taken to the nearest 3 inches (7.6cm)

**VIEWING THROUGH VENDORS AGENTS
GRAVES SON & PILCHER LLP 01273 321123**