

15 Tivoli Road  
Brighton  
BN1 5BG

TO  
LET



**WELL PRESENTED 4 BEDROOM HOUSE IN  
POPULAR LOCATION**

**£1,995 PCM**

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

Tel 01273 321123

Email [residential@gsp.uk.com](mailto:residential@gsp.uk.com)  
Web [www.gravessondandpilcher.com](http://www.gravessondandpilcher.com)



Residential Sales & Lettings

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A lovely well-presented semi-detached house in popular sought after location just off Dyke Road, readily accessible to local shops in Matlock Road, Preston Park mainline railway station, Windlesham, Stanford Junior, Cottesmore Primary and Cardinal Newman Schools and bus services to Brighton and Hove City centres.

A semi-detached house having part pebble dash elevations under a tiled roof and comprising 3 bedrooms, bathroom, fourth bedroom with en-suite shower room, lounge, dining room, conservatory, kitchen, utility, west facing paved rear garden, gas central heating and off street parking. The property has been redecorated, had the electrics updated, new carpeting and is offered with immediate possession.

## FIRST FLOOR

### LANDING:

UPVC double-glazed window, enjoying views up towards the Race Hill and Varndean, built in storage shelves, picture rail, access to roof space (not accessible).

### BEDROOM 1:



16' into bay window x 11'3 (4.87m x 3.42m) uPVC double-glazed windows enjoying far reaching views, built in wardrobe cupboard with sliding doors and storage cupboards above, further recessed shelved cupboard housing central heating programmer, double panelled radiator with thermostatic control valve, picture rail.

### BEDROOM 2:



13' x 10' (3.96m x 3.04m) Recessed wardrobe cupboard with storage cupboard above, recessed linen cupboard with pre-insulated cylinder tank, radiator with thermostatic control valve, wash hand basin with mosaic tiled splashback, uPVC double-glazed windows overlooking the rear garden, picture rail.

**BEDROOM 3:**

Double aspect: 13'3 into bay maximum measurement x 7' (4.03m x 2.13m) Built in three drawer unit, wardrobe cupboard, radiator with thermostatic control valve, uPVC double-glazed windows, picture rail.

**BATHROOM:**

Panelled bath with period style mixer tap, hand shower apparatus, hinged folding screen, pedestal wash basin, radiator with thermostatic control valve, shaver point, half tiling to walls, medicine cabinet, uPVC double-glazed window.

**SEPARATE WC:**

Low-level suite with dual flush cistern, uPVC double-glazed window.

**GROUND FLOOR****ENTRANCE PORCH:**

uPVC double-glazed doors and windows, ceramic tiled floor, door to:

**ENTRANCE HALL:**

Double panelled radiator, central heating thermostat, under stairs cupboard.

**BEDROOM 4:**

14'6 into bay window x 6'6 (4.42m x 1.98m) Double panelled radiator with thermostatically control valve, built in cupboard with mirror fronted doors housing fuse box, electric meter, further cupboard housing gas meter, uPVC double-glazed windows, coved ceiling, door to:

**SHOWER ROOM EN-SUITE:**

Shower cubicle with tiling to walls, Gainsborough mixer valve, pedestal wash basin with mixer tap, low-level WC with dual flush cistern, extractor fan.

**SITTING ROOM:**

14' into bay window x 12'6 into chimney recess (4.26m x 3.81m) Modern tiled fireplace surround with fitted gas fire and tiled hearth, window seats and storage cupboards below, double panelled radiator with thermostatically controlled valve, uPVC double-glazed windows, picture rail, two recesses with shelving, TV aerial point, telephone point, multi-paned glazed door through to:

**DINING ROOM:**

13' x 11' into chimney recess (3.96m x 3.35m) double panelled radiator with thermostatically controlled valve, telephone point, picture rail, two wall up-lighters, double-glazed sliding doors to:

**CONSERVATORY:**

West facing, uPVC double-glazed sling door to the rear garden and windows, ceramic tiled floor.

**KITCHEN:**

13'6 x 7'6 (4.11m x 2.28m) Excellent range of wall and floor units incorporating cupboards, drawers, work surfaces, china display cabinet, inset stainless steel 1½ bowl sink unit with contemporary mixer tap, inset Zanussi built in five burner gas hob with canopied extractor hood above, decorative cupboards with plates racks to the side, Tricity Bendix dishwasher, Neff oven, Liebherr fridge and freezer, extractor fan, uPVC double-glazed windows overlooking the garden, demi-glazed door to:

**REAR PORCH:**

Part quarry tiled floor, Bosch washing machine and Beko condenser tumble dryer, **cloakroom:** low-level suite, wash hand basin with mixer tap, fully tiled walls, uPVC double-glazed window, inset ceiling down lighters. uPVC double-glazed door to the rear garden.

## OUTSIDE

### REAR GARDEN:



Brick built store with chest freezer, side access, timber garden shed, lovely west facing paved split level garden, fenced with flower beds and borders, ornamental fish pond, further timber sun house, two arbours, outside water tap.

### FRONT GARDEN:

With flowerbeds and borders, water tap, off street parking space.

Tenant application/referencing fees, please follow link:  
<http://www.gsp.uk.com/residentiallettingfees.html>

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

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

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