

# FOR SALE

**66 Edburton Avenue  
Brighton  
BN1 6EL**



**GRAVES SON & PILCHER**



**IDEAL CONVERSION TO FAMILY HOUSE OPPORTUNITY  
OR HOME & INCOME**

**£560,000 FREEHOLD**

51 OLD STEYNE, BRIGHTON, EAST SUSSEX, BN1 1HU T: 01273 321123 E: [RESIDENTIAL@GSP.UK.COM](mailto:RESIDENTIAL@GSP.UK.COM) W: [GSP.UK.COM](http://GSP.UK.COM)  
RESIDENTIAL SALES AND LETTINGS DEPARTMENT

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A two storey terraced older style property, currently arranged as two independently owned self-contained flats, but now offering an ideal opportunity to convert back to a 3/4 bedroom family house, alternatively as home and income.

Both flats have gas fired central heating and double-glazed windows and the ground floor flat has the benefit of a raised terrace garden.

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**The property is currently arranged as follows:**

### **FIRST FLOOR**

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Internal staircase to:

#### **LANDING**

Meter cupboard, access to roof space, central heating thermostat, storage cupboard with louvre doors and with storage cupboard above.

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#### **BEDROOM 1**



12' x 10' into chimney recess (3.65m x 3.04m) uPVC double-glazed window, radiator, built in wardrobe cupboard with louvre doors and with storage cupboard above, picture rail, stained pine door.

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#### **BEDROOM 2**



8'6 x 6'9 (2.59m x 2.05m) uPVC double-glazed window, radiator.

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#### **SITTING ROOM**



14'6 into bay window x 10' into chimney recess (4.42m x 3.04m) uPVC double-glazed windows, west facing, radiator, attractive polished wood fire place surround with cast iron inset and slate hearth, recessed book shelving, coved ceiling, TV aerial point.

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## BATHROOM



White suite comprising pine panelled bath with mixer tap and Grohe shower over, vanity unit with inset wash hand basin, period mixer tap with cosmetic cupboard and mosaic tiled splashback and with adjoining WC with concealed dual flush cistern, uPVC double-glazed window, chromium heated towel rail, cork tiled floor, cosmetic shelving.

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## KITCHEN/BREAKFAST ROOM



11' x 10'6 (3.35m x 3.20m) Range of wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit with mixer tap, inset New World stainless steel four burner gas hob with matching oven under and with stainless steel canopied cooker hood above, space and plumbing for washing machine, space for fridge and freezer, wall mounted Alpha gas fired central heating boiler, uPVC double-glazed window, coved ceiling, strip pine door, radiator.

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## GROUND FLOOR

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### ENTRANCE HALL

Central heating thermostat, under stairs storage cupboard with electric light, fuse box and electric metre.

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### SITTING ROOM



14'3 into bay window x 12'9 into chimney recess (4.34m x 3.88m) Attractive cast iron fireplace surround with coal effect gas fire (condemned), recessed shelving, old school type radiator, two fitted book shelves, stained pine floor, picture rail, ceiling cornice.

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### BEDROOM



12'3 x 8' (3.73m x 2.43m) Range of built in wardrobe and storage cupboards with hanging and shelved space, mirror fronted sliding doors, radiator, telephone point.



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## KITCHEN/BREAKFAST ROOM



10'6 x 9'3 (3.20m x 2.81m) Range of modern wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit with mixer tap, inset four burner New World stainless gas hob with extractor hood above, New World stainless steel built in oven, space for fridge and freezer, space and plumbing for washing machine, uPVC double-glazed windows, radiator, recessed cupboard, opening onto:

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## LOBBY

Fitted shelving, door to:

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## BATHROOM



Coloured suite comprising panelled bath with Mira shower over, pedestal wash basin, part tiling to walls, uPVC double-glazed window, ladder style heated towel rail, built in linen cupboard with shelving and storage cupboard above.

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## SEPARATE WC



Matching low-level suite, half tiling to walls, radiator, Valiant wall mounted gas fired central heating boiler, uPVC double-glazed window.

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uPVC double-glazed door to:

## OUTSIDE

## REAR GARDEN



Lower paved area, half a dozen steps up to the garden which is paved has a flowerbed and border, timber garden shed, walled, outside tap.

Please note flats can be purchased separately.

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

**VIEWING THROUGH VENDOR'S SOLE AGENTS  
GRAVES SON & PILCHER LLP 01273 321123**