



Guide Price
£1,000,000

Freehold

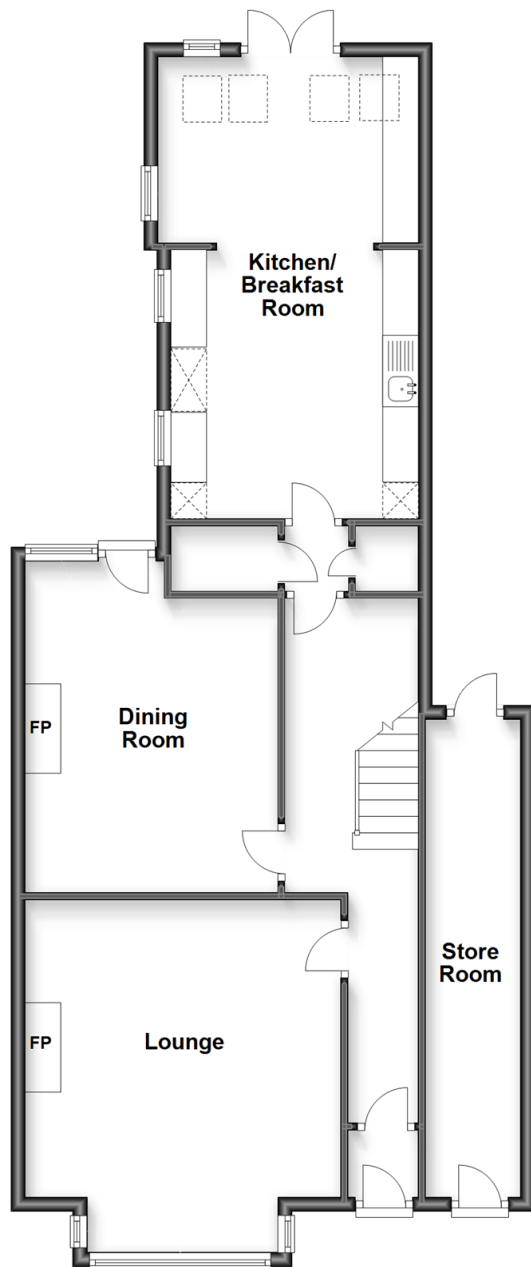
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**Rugby Road, Brighton,
East Sussex, BN1**

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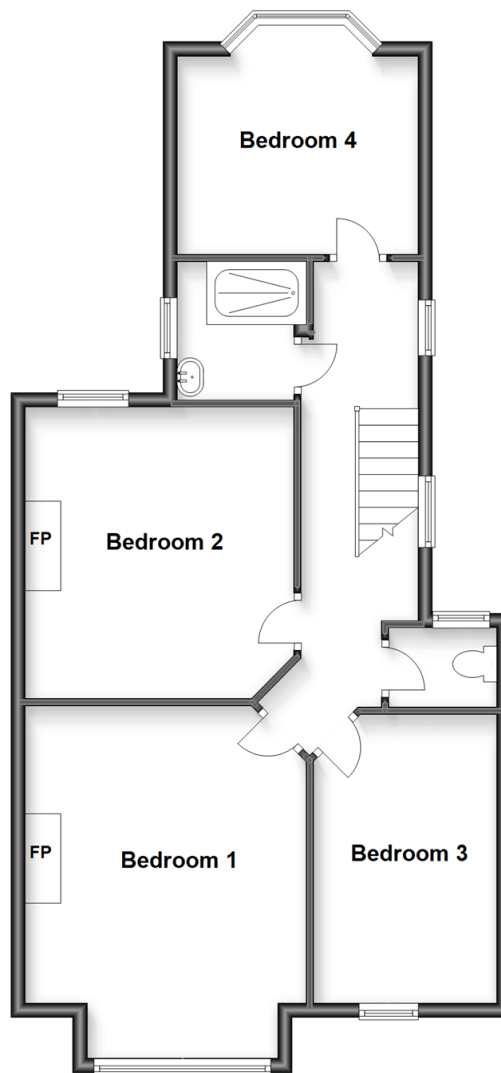
Ground Floor

Approx. 85.8 sq. metres (924.1 sq. feet)



First Floor

Approx. 70.9 sq. metres (762.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 16'1 x 14'7 (4.91m x 4.45m)

Dining Room : 16'2 x 11'10 (4.93m x 3.61m)

Kitchen : 12'3 x 10'9 (3.74m x 3.28m)

Breakfast Room : 10'10 x 8'5 (3.30m x 2.57m)

FIRST FLOOR

Landing

Bedroom 1: 15'8 into bay x 13'5 (4.78m x 4.09m)

Bedroom 2: 13'8 x 11'11 (4.17m x 3.63m)

Bedroom 3: 14'3 x 8'2 (4.35m x 2.49m)

Bedroom 4 : 10'10 into bay x 10'7 (3.30m x 3.23m)

Shower Room

Separate Toilet

OUTSIDE

Front & Rear Gardens



Main features

- Attractive family home located on tree-lined road within friendly neighbourhood
- Side passageway, which is secure and dry, ideal bike storage
- Front and rear gardens
- Within catchment for excellent schools
- Short walk to 3 mainline stations
- Vendor suited



Nearest Schools

Primary Schools: Downs Infant 0.3 miles, Downs Junior 0.1 miles, St Joseph's Catholic Primary 0.7 miles
Secondary Schools: Varndean School 1.0 miles, Brighton and Hove High School 1.0 miles, Dorothy Stringer 1.4 miles



Transport Information

Train Stations: London Road 0.5 miles, Brighton 0.9 miles, Preston Park 1.3 miles



Address

Rugby Road, Brighton, East Sussex, BN1



Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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