



Guide Price
£685,000

Freehold

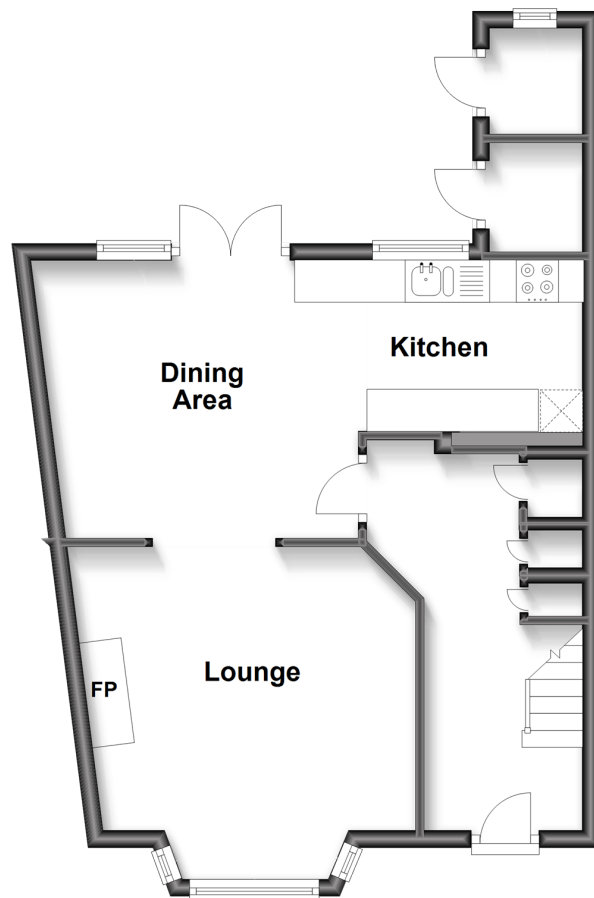
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**Middle Road, Brighton,
East Sussex, BN1**

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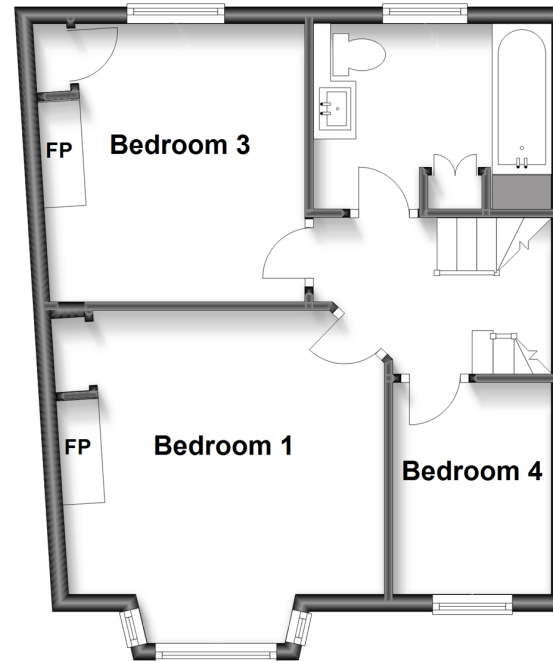
Ground Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



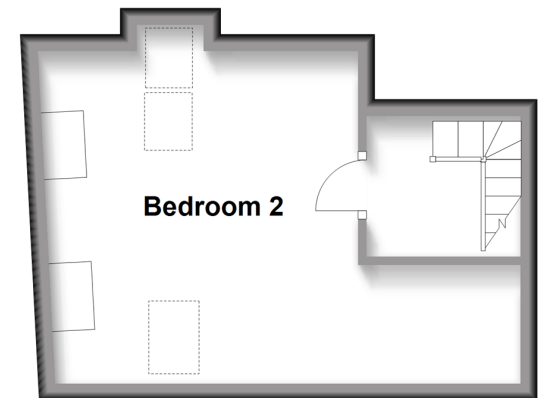
First Floor

Approx. 41.0 sq. metres (440.8 sq. feet)



Second Floor

Approx. 20.8 sq. metres (223.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 12'11 into bay x 10'10 (3.94m x 3.30m)

Kitchen/Dining Area : 19'11 x 11'1 (6.07m x 3.38m)

FIRST FLOOR

Landing

Bedroom 1 : 13'0 into bay x 12'2 (3.97m x 3.71m)

Bedroom 3 : 10'11 x 10'1 (3.33m x 3.08m)

Bedroom 4 : 8'8 x 5'4 (2.64m x 1.63m)

Bathroom

SECOND FLOOR

Landing

Bedroom 2 : 12'5 x 12'5 (3.79m x 3.79m)

OUTSIDE

Rear Garden



Main features

- **Preston Village location**
- **Lived in for 30 years by the current owners**
- **Friendly neighbours, great sense of community**
- **Ideal commute, few minutes walk to Preston Park train station**
- **Deceptively large rear garden**



Nearest Schools

Primary Schools: St Bernadette's Catholic Primary 0.2 miles, Cottesmore St Mary's Catholic Primary 0.4 miles, Stanford Junior School 0.4 miles
Secondary Schools: Cardinal Newman Catholic School 0.4 miles, Dorothy Stringer High School 0.5 miles



Transport Information

Train Stations: Preston Park 0.2 miles, London Road 0.8 miles, Hove 1.0 miles



Address

Middle 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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