



**Guide Price**  
**£685,000**

**Freehold**

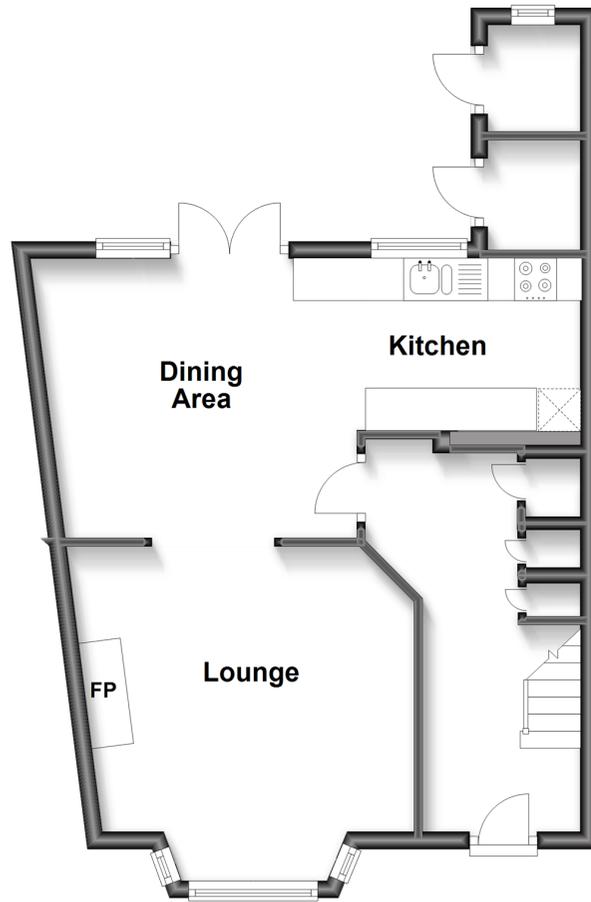
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**Middle Road, Brighton,  
East Sussex, BN1**

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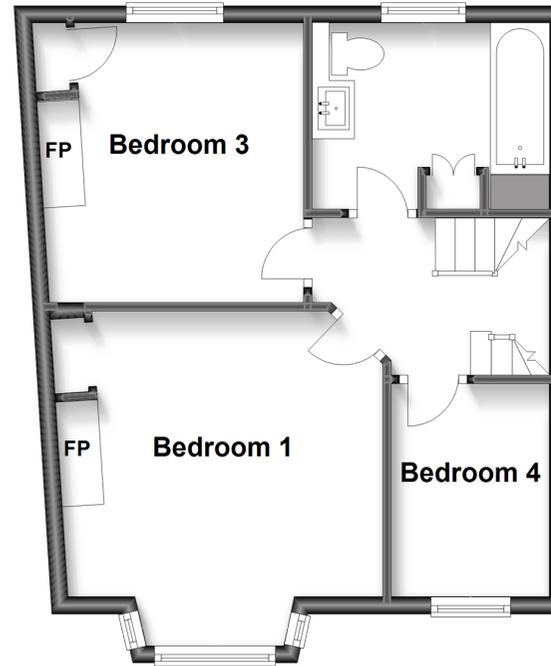
## Ground Floor

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



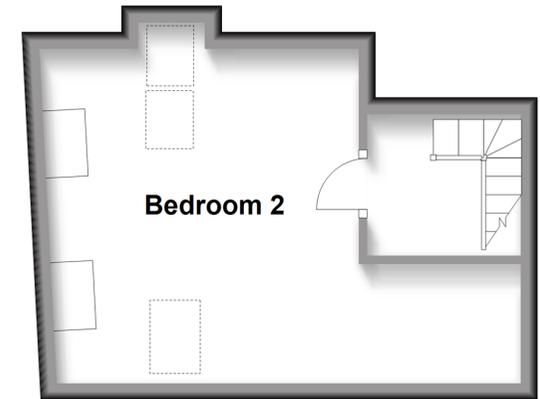
## First Floor

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, Cottessmore 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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