



Merrivale, 31 Florence Road | | Brighton | BN1 6DL

WB
WARWICK BAKER
ESTATE AGENT

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Offers In The Region Of £1,500,000

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WE HAVE CONDUCTED AN OPEN HOUSE AND HAD 23 VIEWINGS

- ENTRANCE VESTIBULE AND HALL
- CELLAR AND CINEMA ROOM
- 63' REAR GARDEN

- 16' LIVING ROOM AND 15' FAMILY ROOM
- FOUR DOUBLE BEDROOMS
- VENDOR SUITED, COMPLETE CHAIN

- 19' MODERN KITCHEN/15' DINING ROOM

- UTILITY ROOM AND SHOWER ROOM

- FAMILY BATHROOM AND EN SUITE TO MAIN BEDROOM
- 28' FRONT GARDEN AND OFF ROAD PARKING

Original mosaic tiled pathway leading to front door to:

ENTRANCE VESTIBULE

6'5" x 3'7" (1.96 x 1.11)

Original leaded stained glass windows to the front, dado rail with Lincrusta under, original ornate decorative coved ceiling.

Original part stained glass door off entrance vestibule to:

ENTRANCE HALL

21'11" in length (6.70 in length)

Two original frosted windows to the front, double panelled radiator with digital valve and radiator cover, original 11" skirting, dado rail with lincrusta under, parquet style 'KARNDÉAN' flooring, original ornate decorative coved ceiling, ornate central ceiling rose.

Original wood panelled door with Victorian brass door knobs and finger plates off entrance vestibule to:

LIVING ROOM

16'7" x 15'5" (5.07 x 4.71)

Into a square bay with original part stained glass sash windows with plantation style shuttering to the front, having a favoured southerly aspect, feature cast iron fireplace with fitted real flame gas fire, white marble surround and mantle, slate hearth, 14" original skirting, double panelled radiator, part original parquet flooring, picture rail with lincrusta above, original coved ceiling.

Original wood panelled door with Victorian brass door knobs and finger plate off entrance vestibule to:

FAMILY ROOM

15'3" x 13'10" (4.67 x 4.22)

Two ornate frosted double glazed windows to the side, feature original ornate fireplace surround and mantle, tiled hearth, inset safe, double panelled radiator, 14" original skirting, dado rail with lincrusta under, original coved ceiling.

Opening off family room with stairs and handrail down to:

DINING ROOM

15'7" x 9'3" (4.76 x 2.82)

Having a dual aspect, three sets of double glazed windows to the side having a westerly aspect, double glazed windows and

twin double glazed French doors to the rear garden, 3.50m (11'5") pitched double glazed roof with numerous window openings, two double panelled radiators with digital valves, Italian composite limestone tiled flooring.

Square opening off dining room to:

KITCHEN

19'4" x 10'5" (5.90 x 3.18)

Comprising solid granite work top with inset 1 1/2 bowl stainless steel sink units, contemporary brushed metal mixer tap with boiling water supply, storage cupboards under, built in integrated 'AEG' dishwasher to the side, matching granite back splash, complimented by matching wall unit over with LED downlighting, adjacent matching work top with storage cupboards under, matching back splash, matching wall units over with LED downlighting, built in 'DEDIETRICH' electric pyro clean oven with electric grill under, granite work top over with matching back splash, storage cupboard under, pull out built in larder style storage cupboard to the side, space for AMERICAN style fridge/freezer, storage cupboard over, storage cupboard to the side with shelving, further granite work top and back splash with storage cupboards under, free standing four seater breakfast bar with granite work top with inset 'SMEG' five gas ring stainless steel hob, range of drawers and cupboards under, stainless steel and glass extractor over, Italian composite limestone tiled flooring, down lighting.

Doorway off kitchen to:

UTILITY ROOM

8'8" x 7'4" (2.65 x 2.24)

Comprising stainless steel sink unit with mixer tap inset into granite effect work top, storage cupboards under, space and plumbing for washing machine to the side, space for fridge to the side, adjacent matching work top space for tumble dryer under, display shelf over, double glazed window to the rear, part double glazed door giving access to the rear garden, Italian composite limestone tiled flooring, sloping ceiling with 'VELUX' window, LED down lighting.

Door off utility room to:

SHOWER ROOM

Comprising low level wc, wall mounted wash hand basin with contemporary style mixer tap, storage cupboard under, single panel radiator, Italian composite limestone tiled flooring, double glazed window to the side having a westerly aspect, step in fully tiled shower cubicle with built in thermostatic shower, separate shower attachment, glass shower screen, sloping ceiling, spot lighting.

Original wood panelled door with Victorian brass door knobs off kitchen to:

SPLIT-LEVEL ENTRANCE HALL

Original wood panelled door with Victorian brass door knobs and finger plate off split-level entrance hall to:

CELLAR

Stairs down to cellar 6.41 x 1.93 (21' x 6'3") with power and lighting, housing gas meter and electric trip switches.

Door off cellar to: Storage area 4.18 x 1.76 (13'8" x 5'9") with power and lighting.

Door off storage area to: Cinema room 4.26 x 1.97 (13'11" x 6'5") housing gas fired combination boiler, power and lighting.

Stairs with original bannister and spindles and dado rail up from entrance hall to:

HALF LANDING

Dado rail with lincrusta under, original 10" skirting, borrowed light from bedroom 3.

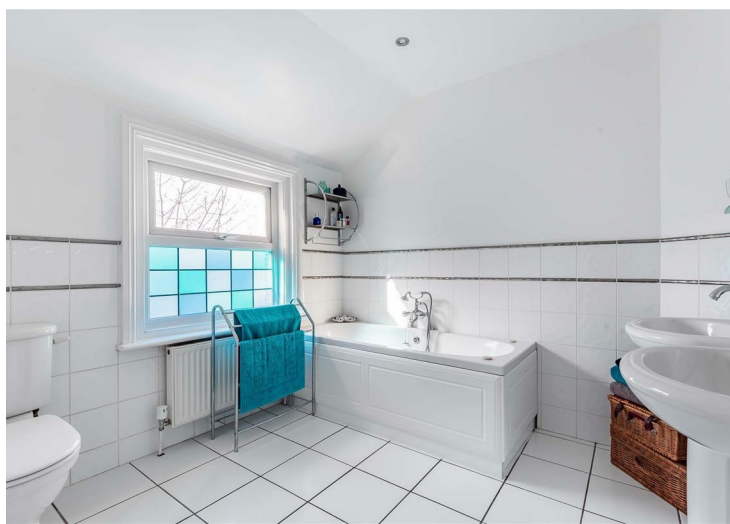
Original wood panelled door with finger plates and Victorian brass knobs off half landing to:

BEDROOM 3

15'4" x 11'5" (4.69 x 3.48)

Double glazed windows to the rear, double panelled radiator with digital valve, original 9" skirting, picture rail, built in double doored ward robe with hanging and shelving space, 'MEGAFLOW' hot water cylinder to the side.

Original wood panelled door off half landing to:



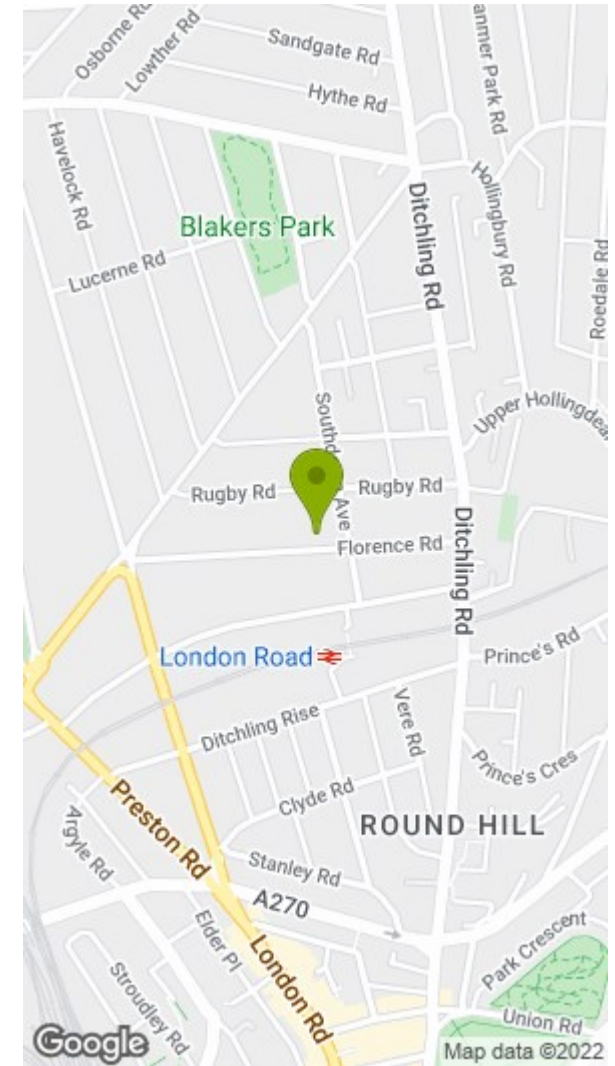
Florence Road, Brighton, BN1

Approximate Area = 2820 sq ft / 261.9 sq m

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbwcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 826029



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* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

* All measurements are approximate

