



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

**WB**  
WARWICK BAKER  
ESTATE AGENT

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Offers In Excess Of £1,300,000

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\*\*\* OPEN DAY \*\*\* 11:30-17:00 \*\*\* SATURDAY 2ND APRIL 2022 \*\*\* CALL TO BOOK A VIEWING APPOINTMENT \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS IMPRESSIVE VICTORIAN RESIDENCE. SITUATED WITHIN THE HIGHLY SOUGHT AFTER PRESTON PARK CONSERVATION AREA, WITHIN 1 1/2 MILES OF BRIGHTON MAINLINE RAILWAY STATION ( LONDON-VICTORIA 60 MINUTES ) LONDON ROAD STATION IS WITHIN 200 METRES. THE PROPERTY BENEFITS FROM A PLETHORA OF ORIGINAL FEATURES, CAST IRON FIREPLACES, MARBLE SURROUNDS, LINCRUSTA, ORNATE CEILING CORNICES AND ORIGINAL STAINED GLASS WINDOWS. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. BRIGHTON COLLEGE, BRIGHTON AND HOVE SCHOOL FOR GIRLS AND LANCING COLLEGE ARE ALL WITHIN THE AREA. FOR A LIST OF ALL LOCAL SCHOOLS PLEASE BROWSE THE SPRIFT

- ENTRANCE VESTIBULE AND HALL
- 16' LIVING ROOM AND 15' FAMILY ROOM
- 19' MODERN KITCHEN/15' DINING ROOM
- UTILITY ROOM AND SHOWER ROOM
- CELLAR AND CINEMA ROOM
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM AND EN SUITE TO MAIN BEDROOM
- 28' FRONT GARDEN AND OFF ROAD PARKING
- 63' REAR GARDEN
- VENDOR SUITED, COMPLETE CHAIN

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 widows 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:

### SEPARATE CLOAKROOM

Comprising low level wc, wall mounted wash hand basin with hot and cold taps, tiled splash back, frosted double glazed window, tiled flooring.

Stairs with original bannister and spindle and dado rail up from half landing to:

### FIRST FLOOR LANDING

11'3" in length (3.44 in length)

Double panelled radiator with digital valve, dado rail with lincrusta under, original 10" skirting.

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

### BEDROOM 1

16'10" x 15'5" (5.15 x 4.70)

Into square bay with original sash windows to the front having a favoured southerly aspect, feature ornate cast iron fireplace with decorative breast plate and basket, slate hearth, original 9" skirting, original coved ceiling.

Original wood panelled door off bedroom 1 to:

### EN-SUITE SHOWER ROOM

Being part tiled, comprising low level wc, wall mounted wash hand basin with contemporary style mixer tap, drawer under, heated hand towel rail, tiled flooring with under floor heating, original sash window to the front having a favoured southerly aspect, step in fully tiled shower area with built in shower with rainfall style shower head, separate shower attachment, glass shower screen, original coved ceiling, LED downlighting.



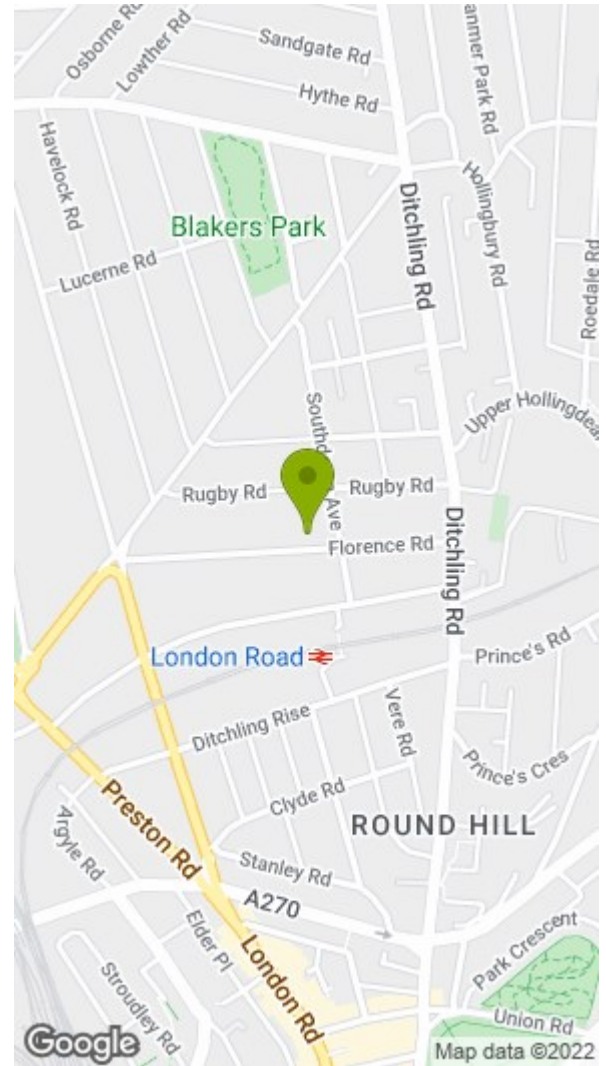
# Florence Road, Brighton, BN1

Approximate Area = 2820 sq ft / 261.9 sq m

For identification only - Not to scale



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



## Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>74</b>	<b>England &amp; Wales</b>
		<b>59</b>	EU Directive 2002/91/EC