



Price
£450,000
Freehold

Pitdown Road, Brighton

- SPACIOUS LINK DETACHED FOUR BEDROOM FAMILY HOME
- NO CHAIN-MODERNISED & READY TO MOVE IN
- EASY ACCESS TO THE BEACH, KEMPTOWN & BRIGHTON MARINA
- LOFT ACCESS
- DUAL ASPECT LOUNGE/DINER
- BATHROOM AND SHOWER ROOM
- RARE WRAP AROUND PRIVATE PLOT

This exceptional, spacious and private 4 bedroom house with delightful wrap around gardens is set back from the road, next to a quiet leafy cul-de-sac with easy no permit parking. The property has been modernised substantially, including the fitting of a stylish kitchen, an upstairs bathroom and downstairs shower room.

The spacious and light dual aspect lounge/diner has windows looking out onto sunny south/east and south/west facing gardens. The sleek dove grey fully tiled kitchen includes a 5 ring gas hob, electric oven, large integrated tower fridge, dishwasher and Vaillant boiler. There is a convenient downstairs shower room plus an office area ideal for studying or home workers. All four bedrooms are upstairs along with the modern family bathroom with bath and over shower.

The attractive gardens, offering various spaces to relax or entertain, wrap around the whole of the ground floor and are enclosed by secure fencing with lockable gates ideal for cycle access and storage. An 8 x 4 garden shed was recently erected in the main garden. There are lovely views towards Brighton racecourse grandstand from the kitchen, master bedroom and main garden. There are slight sea views from one of the bedrooms, landing and garden.

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Accommodation

Entrance Hall

Living Room/Diner 22'6" x 11'10" (6.88 x 3.62)

Kitchen 10'73 x 8'25 (3.05m x 2.44m)

Shower Room

Bedroom One 14'8" x 8'3" (4.49 x 2.54)

Bedroom Two 14'4" x 7'7" (4.39 x 2.32)

Bedroom Three 9'10" x 8'9" (3.01 x 2.69)

Bedroom Four 11'8" x 5'11" (3.57 x 1.81)

Bathroom

Garden

Agents Notes

Council Tax Band: C

EPC Rating: C



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Total area: approx. 104.1 sq. metres (1120.8 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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