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We are pleased to offer this recently refurbished and extensively extended four-bedroom end-of-terrace house, finished to an exceptional standard throughout and providing generous, versatile accommodation including a substantial detached annexe, landscaped garden, and excellent parking arrangements.

This beautifully improved four-bedroom end-of-terrace home offers an impressive amount of space and a superb layout ideal for modern family living. The ground floor features an attractive open-plan arrangement with lounge and dining areas flowing seamlessly into a stunning fitted kitchen complete with a central island. A full-width rear extension enhances the living space further, complemented by stylish herringbone flooring and a convenient downstairs cloakroom.

The first floor comprises three generous double bedrooms served by a spacious and contemporary family bathroom. The top floor provides an impressive principal bedroom with en-suite facilities and distant Downland views. Throughout the property, all elements have been comprehensively upgraded, including wiring, plumbing, plastering, anthracite double glazing and gas-fired central heating.

Externally, the rear garden has been thoughtfully landscaped and benefits from a 4,000-litre underground water tank with pump, ideal during hosepipe restrictions, while bi-folding doors connect the interior beautifully with the outdoor space. To the front, there is private parking for two vehicles.

A standout feature is the substantial detached annexe, offering outstanding flexibility for extended family living, guest accommodation or potential investment use. The annexe includes an entrance porch, open-plan lounge and kitchen with a fitted kitchen and island, utility cupboard, shower room and an additional insulated room suitable for a study, third bedroom or conversion back to a garage. Upstairs are two well-proportioned double rooms, a WC and a landing area ideal for home working. A separate single garage with power and light is accessed via the residents' rear access. Offered chain-free, this is a rare and highly versatile opportunity.

## Key Features

- Recently reconstructed and fully modernised throughout
- Four double bedrooms including a principal suite with en-suite
- Stunning open-plan kitchen with island and herringbone flooring
- Full-width rear extension with bi-folding doors to garden
- Landscaped rear garden with underground water tank and pump
- Substantial detached two-bedroom annexe with flexible use
- Single garage with power and light, accessed from the rear, with potential to reinstate an additional single garage by converting the adjoining room
- Two private off-street parking spaces to the front
- Chain-free sale offering exceptional space and versatility
- EPC Rating for House: B | EPC Rating for Annex: C | Council Tax Band C



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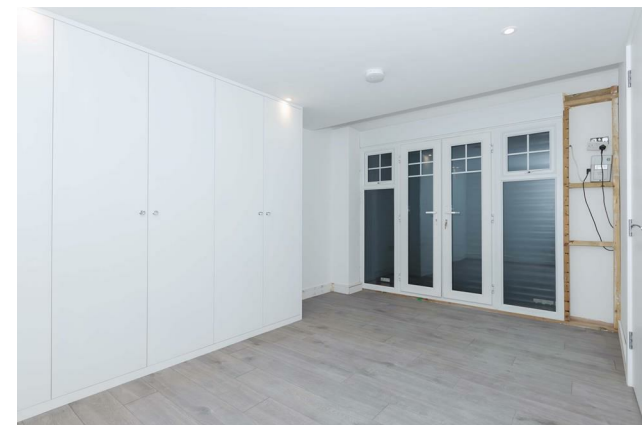
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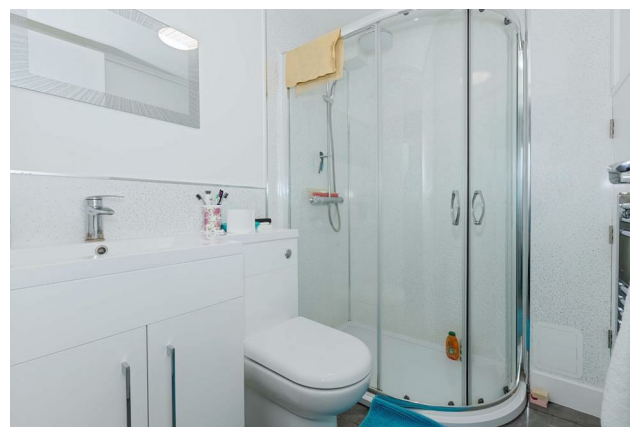
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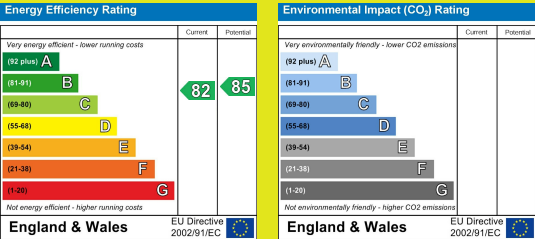
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Floor Plan Brougham Road



Total area: approx. 260.6 sq. metres (2805.5 sq. feet)



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