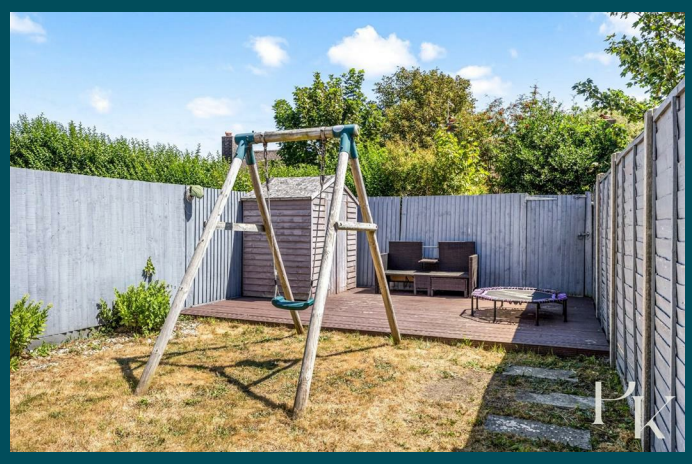


69 Church Road

Brighton, BN41 1LB













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Brighton, BN41 1LB

Guide price £325,000 - £350,000





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Beautifully presented throughout and offering almost 1,000 sq ft of well-planned accommodation, this attractive two-bedroom terraced home combines generous living space with a sizeable rear garden, making it an excellent choice for growing families, first-time buyers or those simply looking for more room to enjoy.

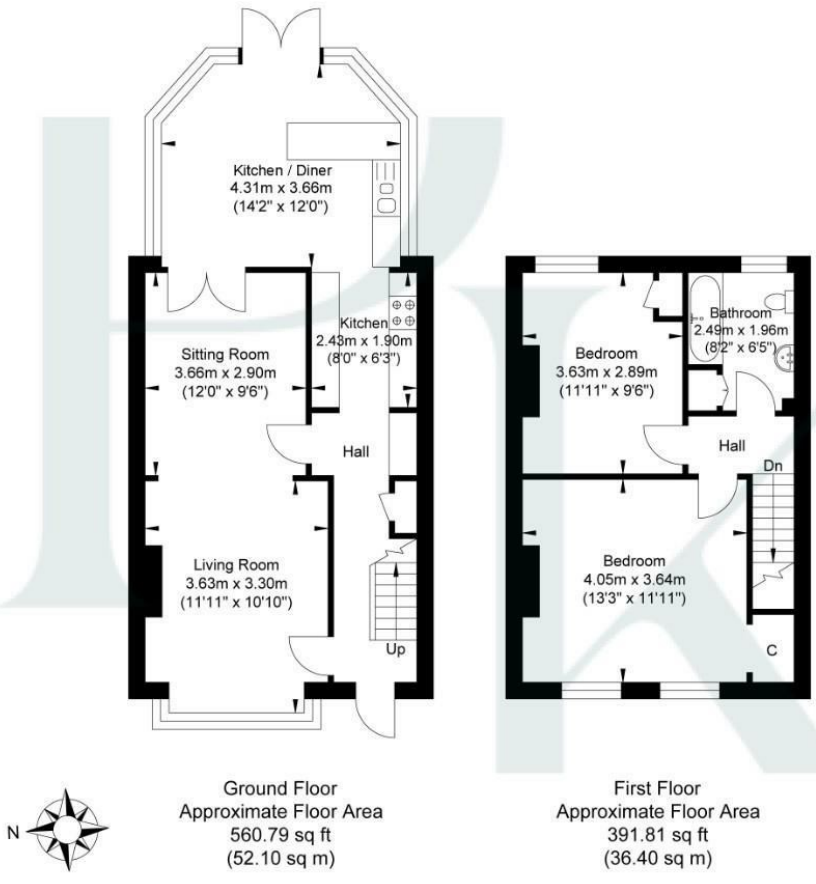
Stepping inside, the welcoming living room immediately showcases the property's character, featuring a beautiful period-style fireplace, original floorboards and a large bay window that fills the room with natural light. Beyond, a second reception room provides a versatile space that could equally serve as a formal dining room, family room or home office, creating a flexible layout to suit modern lifestyles.

To the rear, the well-appointed kitchen offers ample storage alongside integrated appliances, including a fridge, freezer and dishwasher, before opening into a bright conservatory, creating an excellent social space overlooking the garden. With ample room for dining and direct access outside, it offers the perfect setting for everyday family life and entertaining alike. The conservatory also benefits from an insulated roof with uPVC cladding, helping to maintain a comfortable temperature throughout the seasons and allowing it to be enjoyed all year round.

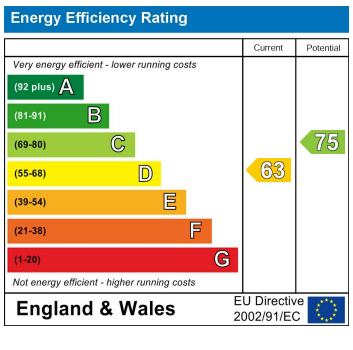
Upstairs, there are two generously proportioned double bedrooms, with the principal bedroom enjoying particularly impressive dimensions. A spacious family bathroom completes the first floor.

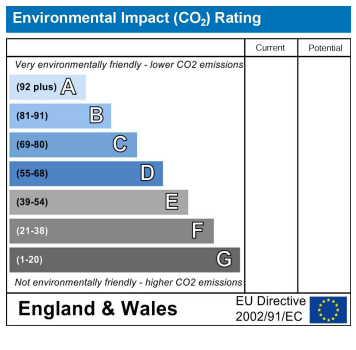
Outside, the rear garden is a real highlight, offering a combination of patio and lawn with plenty of space for children to play, summer barbecues or simply relaxing outdoors. A useful timber shed provides additional storage.

Ideally positioned on Church Road, the property enjoys excellent access to local shops, cafés and amenities, while Portslade and Fishersgate railway stations are both within easy reach for commuters. Well-regarded schools, parks and the seafront are also nearby, making this a superb location for families and professionals alike.



Approximate Gross Internal Area = 88.50 sq m / 952.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





Pearson Keehan