



50 Havelock Road

Brighton, BN1 6GF

Offers in excess of £825,000

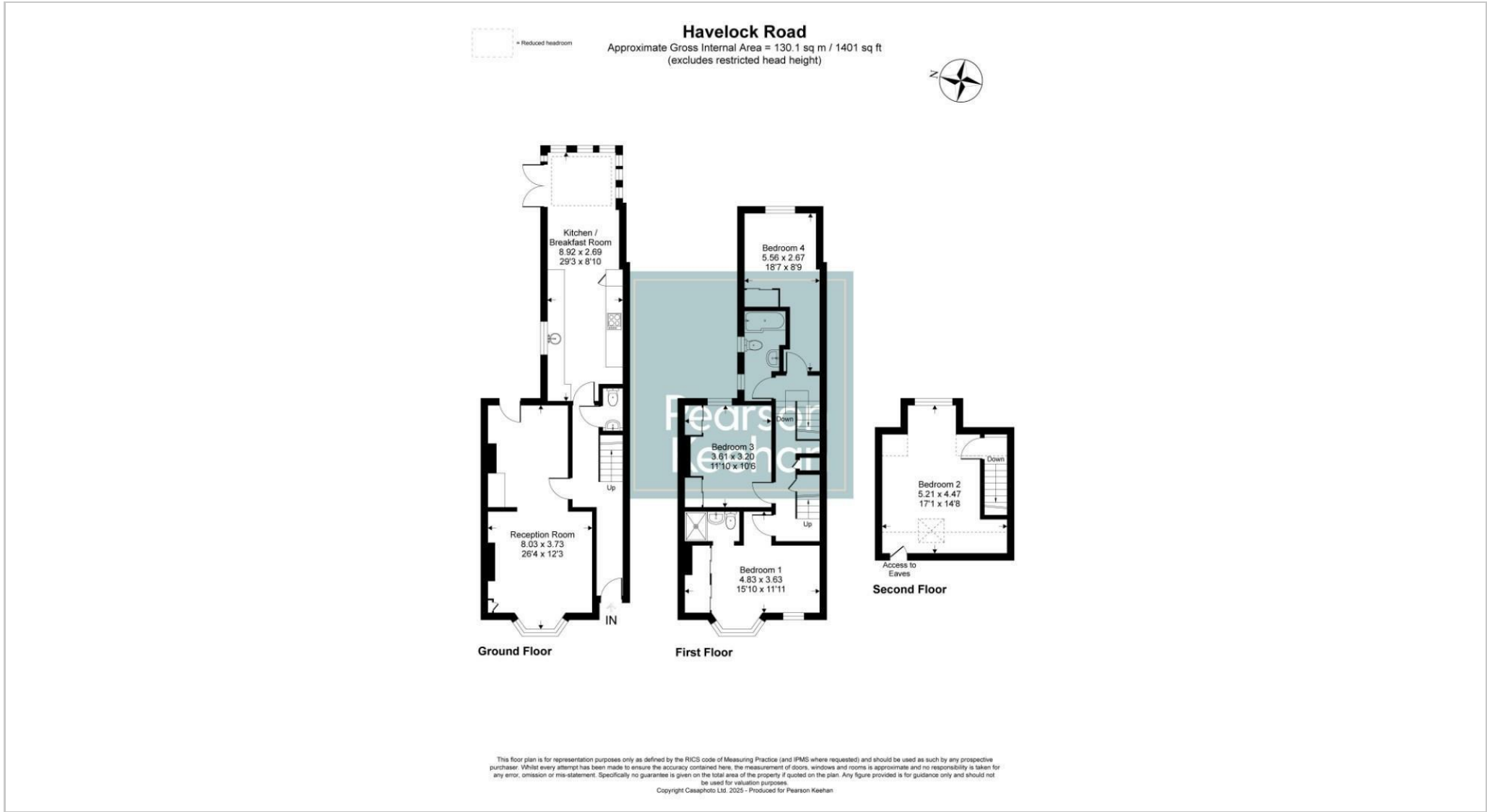
Set within the heart of the 'Golden Triangle' district of Brighton, this superb three/four bedroom Victorian house that spans over three storeys offers spacious accommodation and is being presented to the market with no onward chain.

Stepping inside this charming, bay-fronted semi-detached house you are immediately greeted by its bright and airy living space. Serving the ground floor, you have double-length living room that pours in an abundance of natural light and has a beautiful feature fireplace. Centrally located is a cloakroom and to the rear is the extended kitchen room that allows for plenty of space for entertaining and dining.

Moving upstairs to the first floor, you have the family bathroom along with three double bedrooms with the principle bay-fronted bedroom enjoying en suite shower facilities. Completing the accommodation on the top floor, is the expansive loft room that has been used by the current owners as a fourth bedroom for many years.

Outside, the family friendly garden is accessed via the living room or the kitchen and is part lawned, part patio and with it being slightly raised, offers plenty of sunshine all day long.

Havelock Road is conveniently positioned close to numerous amenities including a vast array of trendy coffee shops, independent stores and gastro pubs. Several highly regarded local schools are nearby along with London Road, Preston Park & Brighton Railway Stations making the property ideal for families and commuters alike.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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