



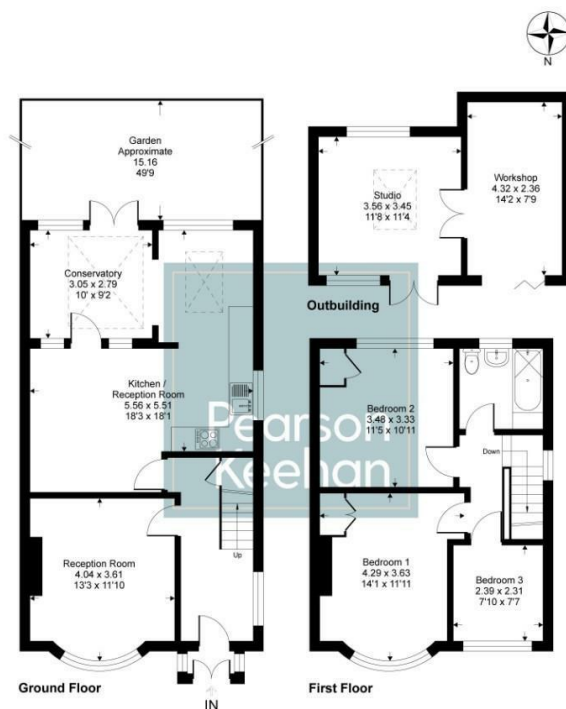
Victoria Road, Brighton, Portslade BN41 1XB

Asking price £475,000 - Freehold

Pearson  
Keehan

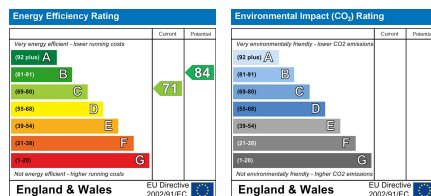


# **Victoria Road, BN41** Approximate Gross Internal Area = 100 sq m / 1077 sq ft (excludes outbuilding)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of rooms, windows and doors is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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A three-bedroom end-of-terraced house with south facing garden and off-road parking situated in this popular family residential location opposite Victoria Park.

The property is nicely positioned in Portslade along Victoria Road opposite popular Victoria Park, moments from Portslade mainline railway station and Boundary Road which has a wide range of local amenities, shops, coffee shops, pubs and restaurants.

The property offers well-proportioned rooms throughout with accommodation briefly comprising spacious living room to the front of the property, open plan kitchen family room across the back with opening to conservatory which in turn provides access out onto the rear garden.

On the first floor all three bedrooms are found along with the family bathroom.

To the front of the property there is off road parking and to the rear, the rear garden is a particular feature of this fantastic property being the desirable south facing aspect, good size in length, mature trees and borders providing seclusion and privacy, as well as a very handy and versatile studio and workshop at the rear of the garden.

Pearson Keehan

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