



Kimberley Road

, Brighton, BN2 4EP

£550,000





Description

Avard estate agents are delighted to offer for sale this beautifully presented three-bedroom house is defined by an abundance of natural light throughout. Skylights and large picture windows in every room create a bright and airy atmosphere, seamlessly connecting the interior with views of the garden and sky, enhancing the overall sense of space and calm.

At the heart of the home is a generous open-plan living area, ideal for modern living, entertaining and home working. French oak engineered flooring flows through the living spaces, offering a contemporary finish that is both stylish and durable.

The property is energy-efficient and economical to run, benefitting from full double glazing and a fully owned solar PV system. The panels and inverter are included within the sale, with no lease agreements or third-party ties, providing immediate savings on energy costs.

Externally, the home has been thoughtfully designed for ease of maintenance, allowing buyers to enjoy the space with minimal upkeep. Off-road parking and an electric vehicle charging point add further practicality.

Situated within a private mews of just four owner-occupied homes, the property enjoys a peaceful and secure setting with no through traffic, offering a rare sense of privacy while remaining conveniently close to the city.

Despite its excellent connectivity, the property is notably quiet, creating a calm living environment. Recent school boundary changes further enhance its appeal for families looking to establish themselves in a sought-after residential area of Brighton.

A superb opportunity to acquire a light-filled, efficient and versatile home that is ready to move straight into and enjoy.



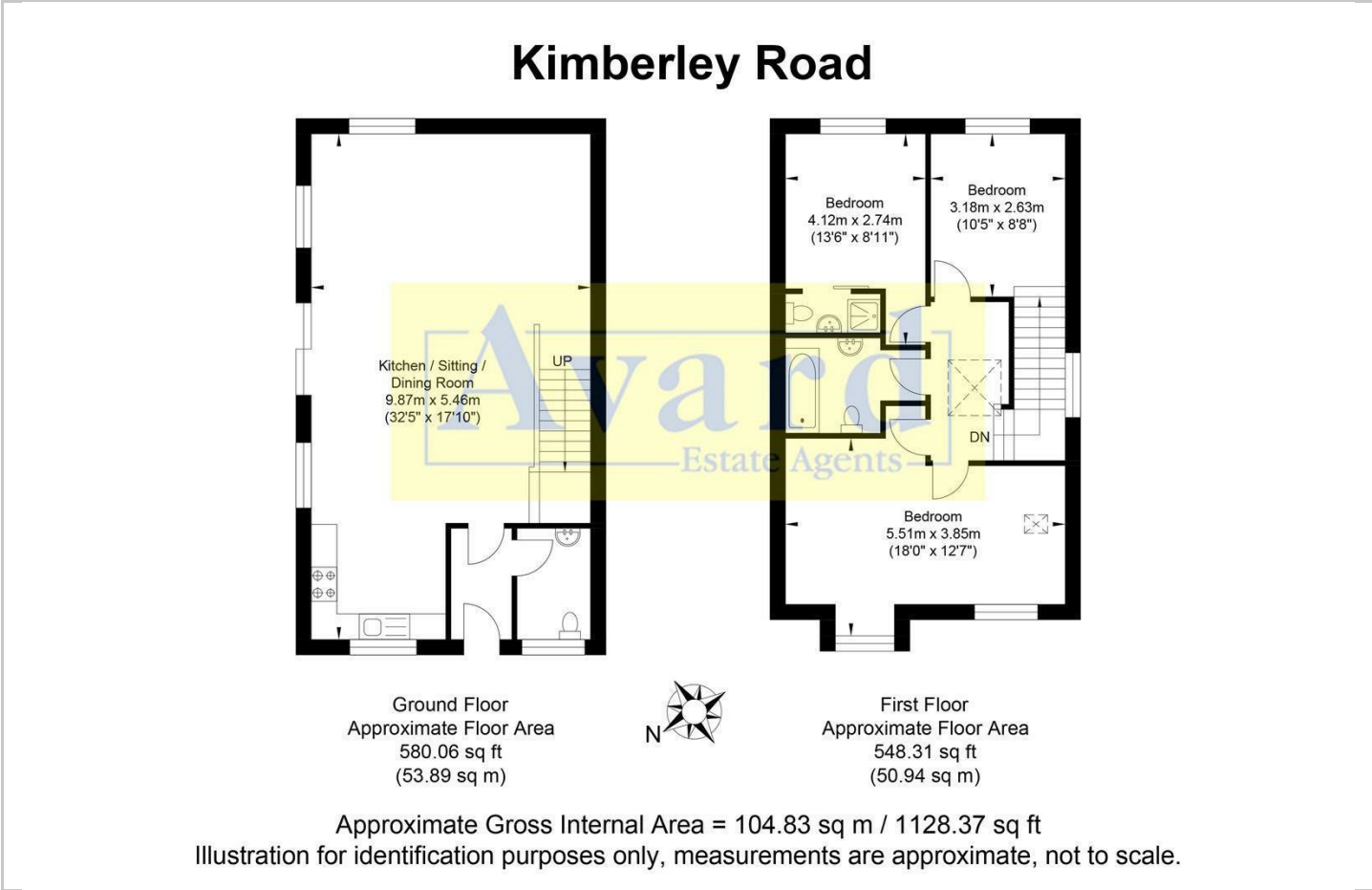
Avard
Estate Agents



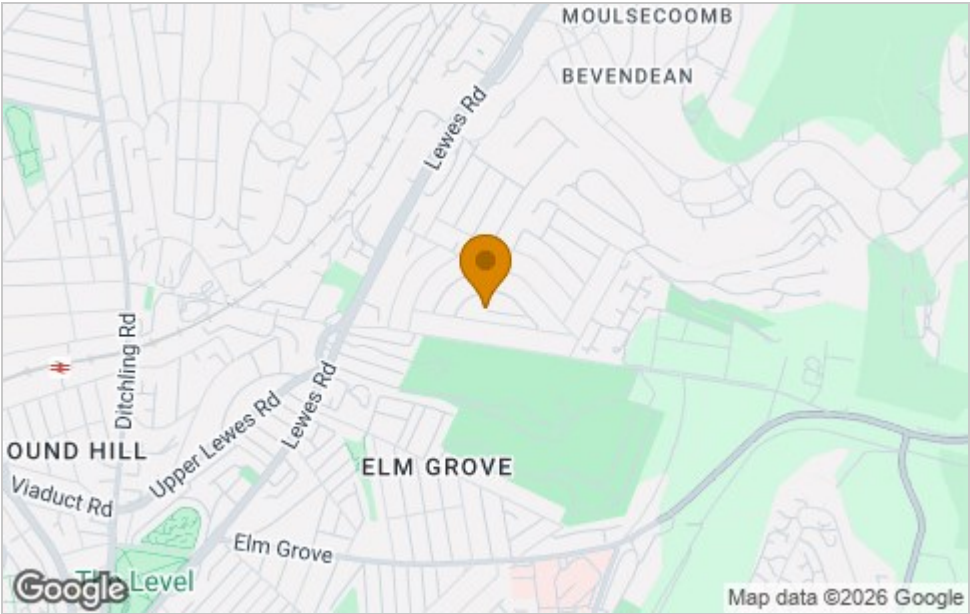
Avard
Estate Agents



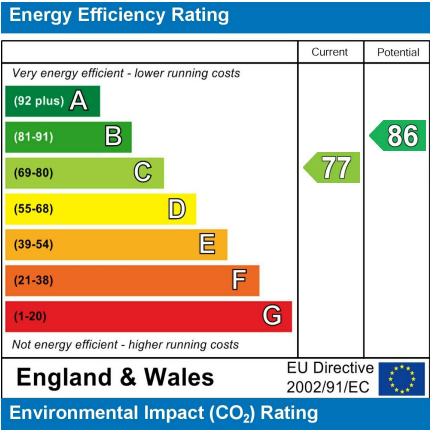
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.