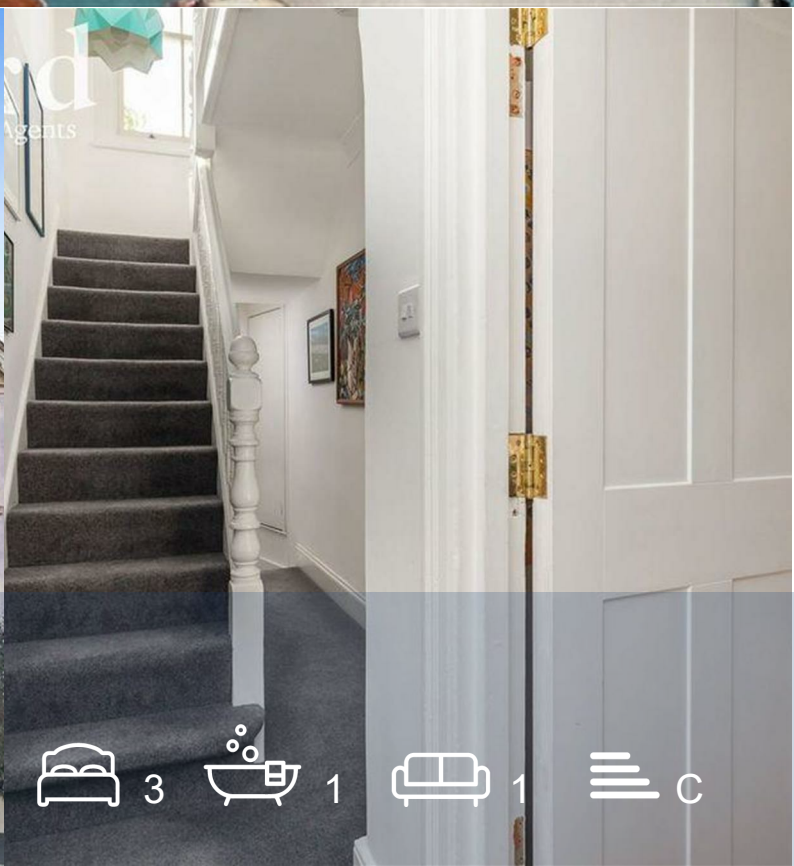


ard
Estate Agents



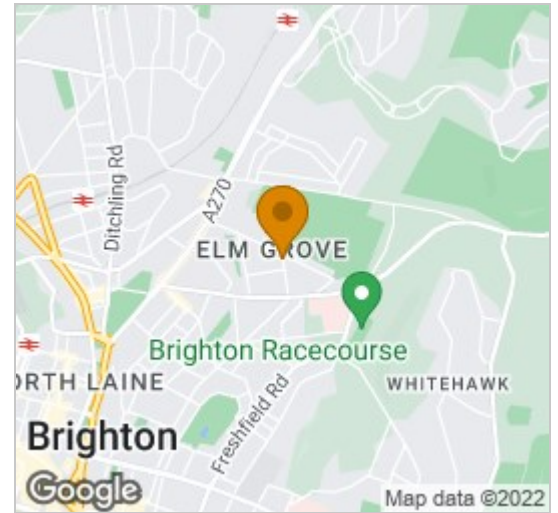
65 Totland Road
Brighton, BN2 3EP
Guide price £450,000



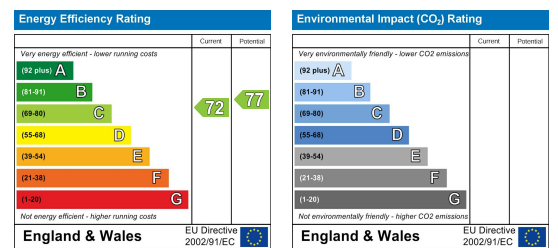
Floor Plan



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.

- 3 Bedrooms
- Beautifully Presented Throughout
- Built In Kitchen Appliances
- Vendors Suited
- Owns Entire Freehold
- Own Street Entrance
- Stunning Converted Loft Room With Feature Cabrio Velux
- Must Be Viewed To Be Fully Appreciated

Avard Estate Agent are delighted to offer for sale this beautifully presented three bedroom maisonette with the whole freehold forming part of this period building spanning over three floors. This lovely home has been updated to a fantastic finish by current vendors and must be viewed to be fully appreciated. This lovely property is located within the ever popular Elm Grove, Hartington Road and Lewes Road triangle and also benefits from having its own street entrance, double glazed windows and plantation wooden shutters to many rooms.. Accommodation comprises of on raised ground floor, hallway with useful under stairs storage shelves and area, open plan living with lounge area with archway through to kitchen breakfast room with a contemporary feel with built in appliances and modern bathroom. Stairs from hallway leading to first floor landing, large master bedroom with additional bedroom. On the second floor is a outstanding converted loft forming a bedroom with a stunning Cabrio Velux balcony, storage in eaves and door leading to a separate W/C with wash hand basin. Please call the office to view this stunning property.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.