Avard
Estate Agents

8 Princes Road

, Brighton, BN2 3RH

Guide price £535,000

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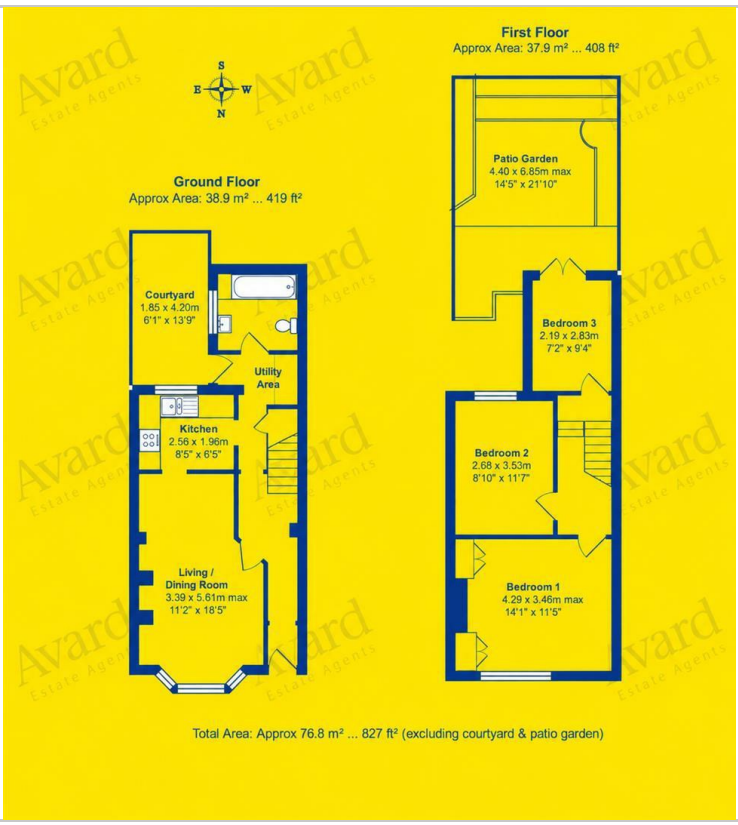
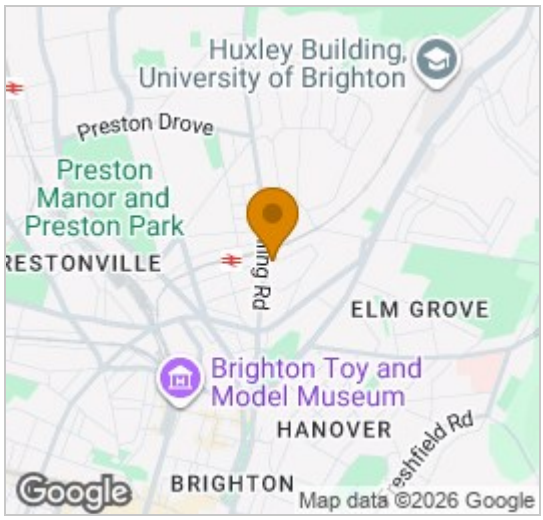
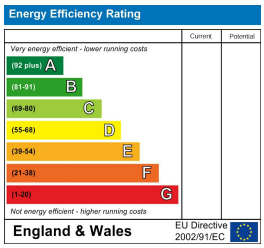
Floor Plan

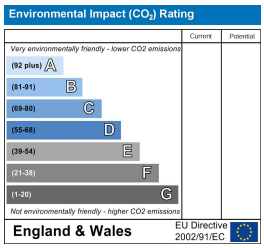


Area Map



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.

- Three Bedroom Family House
- Beautifully Presented Throughout
- Southerly Aspect Rear Garden
- Forming Part Of The Round Hill Conservation Area
- Downs Infant & Junior Scholls Close By
- Parking Zone J
- Modern Kitchen & Bathroom
- Must Be Viewed To Be Fully Appreciated

******GUIDE PRICE £535,000 - £550,000*****

Avard Estate Agents are delighted to offer for sale this beautifully presented three-bedroom family home, ideally positioned within the highly sought-after Round Hill Conservation Area. Offering spacious and characterful accommodation, attractive outside space and an exceptionally convenient location, the property is within easy reach of Brighton city centre, London Road Station and a selection of highly regarded local schools.

The property is approached via an entrance hallway with tiled flooring, leading through to a wonderfully bright and spacious open-plan living/dining room. Positioned to the front of the house, this impressive living space features a large bay window which allows an abundance of natural light to flood the room, creating a warm and inviting environment for both everyday family living and entertaining.

The accommodation flows naturally through to the fitted kitchen, which offers a range of light-coloured base and eye-level units complemented by wooden work surfaces. There is an integrated oven and hob, space and plumbing for appliances, together with a window overlooking the rear garden.

To the rear of the ground floor is a useful utility area, providing additional practicality and access to the lower patio. Also located on this level is the family bathroom, finished in a contemporary style with attractive two-tone

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.

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