

124 Waldegrave Road

Brighton, BN1 6GG

Guide price £850,000



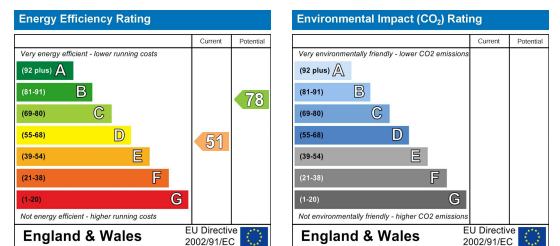
## Floor Plan



## 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.

- Beautifully Presented 3 Bedroom Victorian Period House
- Impressive Through Lounge Dining Room
- Bespoke Architecturally Designed Feature Glazed Walls
- Wealth Of Character And Charm
- Parking Zone J
- Situated in the Golden Triangle Area
- Kitchen/Breakfast Room With Utility Cupboard
- Close to Fiveways, Blakers Park and Preston Park Walls
- Plantation Shutters, Stripped Wooden Flooring, Ornate Cornicing, Ceiling Roses, Sash Windows With Double-Glazed Units, Cast-Iron Radiators

Guide Price £850,000-£900,000

OPEN DAY 6th August - CALL TO VIEW

Avard Estate Agents are delighted to offer for sale this beautifully presented 3-bedroom Victorian family home with a stunning architectural designed glazed walls to rear. Situated in a much sought-after tree-lined road in an area known locally as "The Golden Triangle". Fiveways with its array of local shops including bakers, butchers, the co-op and restaurants/coffee shops are within easy walking distance and some of the most highly regarded schools in the city are situated close by, catering for all age groups. Both Preston Park and Blakers Park are also located nearby with their recreational facilities and memorable days out. Brighton Mainline, Preston Park, and London Road stations are easily accessible providing commuter links to London and Gatwick Airport.

The property is in immaculate order throughout and retains a wealth of character and charm including plantation shutters, stripped wooden flooring, cast iron radiators, ornate cornice ceilings, ceiling roses and fireplaces as well as sash windows with sealed double-glazed units. Accommodation is arranged over two floors and comprising of: entrance vestibule, hallway, lounge/dining room, kitchen/breakfast room with feature architectural designed glass walls on two sides with sliding door to the rear garden, utility cupboard and W/C. On the first floor there is the master bedroom, two further bedrooms, bathroom and landing. Outside the



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