



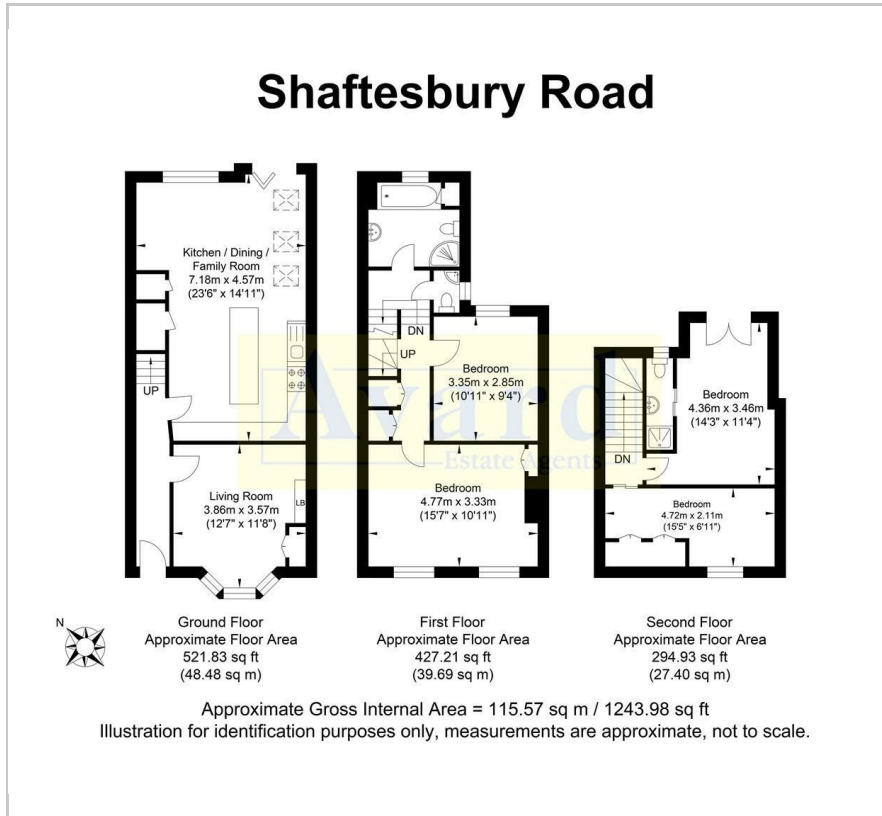
Avard
Estate Agents



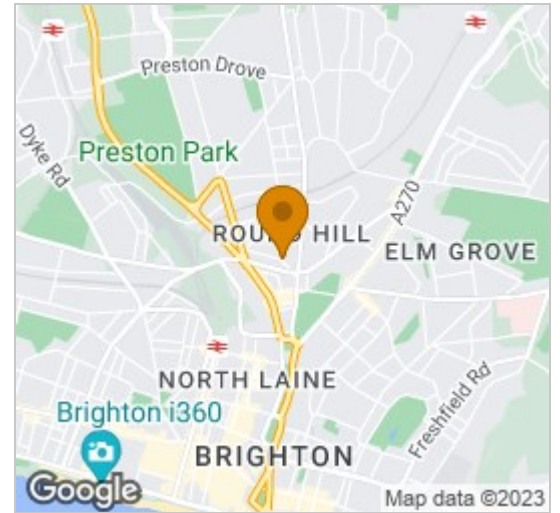
12 Shaftesbury Road
Brighton, BN1 4NE
Guide price £750,000

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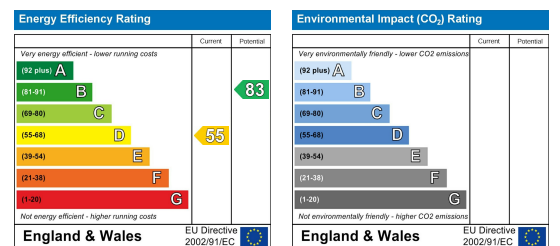
Floor Plan



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.

- 4 Bedroom Victorian House
- Ideal For Commuters
- Parking Zone J
- Feature Extended Kitchen Breakfast Room
- Excellent Order Throughout
- Tree Lined Road
- En Suite Shower Room
- Spanning Across 3 Floors

Guide Price £750,000-£775,000

Avard Estate Agents are pleased to offer for sale this lovely 4 bedroom beautifully presented Victorian family house forming part of this fabulous tree lined Road. This property has been updated by current owners to a very high standard and must be viewed to be fully appreciated. Accommodation comprises of on the ground floor, hallway, living room, modern kitchen/breakfast room with sky lights, under floor heating and bi-fold doors leading to rear garden. Stairs from hallway leading to first floor, landing, 2 double bedrooms, family bathroom and separate W/C. Stairs from landing leading to converted loft with 2 further bedrooms one with en-suite shower room. Outside is a laid to lawn rear garden with 2 paved patio areas and a set back front garden with hedge giving privacy. Located in the popular Ditchling Rise area between the Fiveways and the popular 'Preston Circus'. There are local shops and cafes nearby and it's only a stroll away from Down's junior and infant schools which have excellent reputation, a stone's throw away from the bustle of town, yet far enough removed to take a quiet and more peaceful ambience. Central Brighton is close enough for a pleasant walk or just pop on the bus for a short ride into the City Centre. The area has many popular gastro pubs including the 'Roundhill', 'Signalman' and the 'Open House'. Nearby Lewes and London Road have an abundance of local shops and supermarkets. The ever-popular Fiveways is also within easy reach and there are great delis, a butcher and a baker at your disposal and Preston Circus with its coffee shops and bars is just around the corner. Brighton mainline and London Road train station are within a short walking distance with their commuter links to Gatwick Airport and London.



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.