



1 Quarry Bank Road

Brighton, BN1 7HG

Offers over £610,000



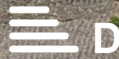
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1 Quarry Bank Road, Brighton, East Sussex, BN1 7HG



Description

Avard Estate agents are delighted to offer for sale this 4 bedroom extended family home spanning over 3 floors. Accommodation comprise on the ground floor off hallway, downstairs W/C, living/dining room, large kitchen breakfast/room with views over rear garden. On the first is landing modern bathroom, 3 bedrooms, stairs leading to second floor with additional bedroom. Outside the property is a hardstand to side for parking, garden to rear with laid to lawn and decked area. there is a featured covered seating area to the rear of the garden and garage. This property is located in a popular area of Hollingdean being a close walk away from Fiveways offering a wide variety of local schools, parks and shops. Quarry Bank Road is very close to transport links to and from Brighton City Centre providing its beautiful beach, shopping centre, restaurants and bars. It is also in a great catchment area for primary, infant and secondary schools should you wish to use these. This property must be viewed to be appreciated. SOLE AGENTS.



Avard

Estate Agents



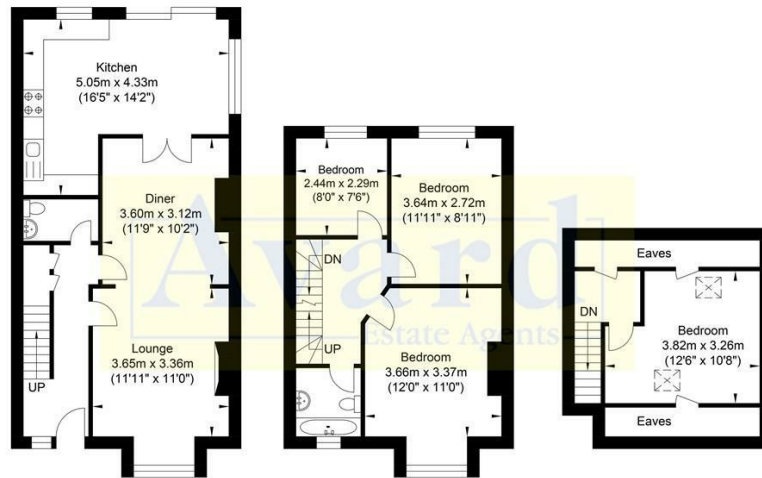
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Floor Plan

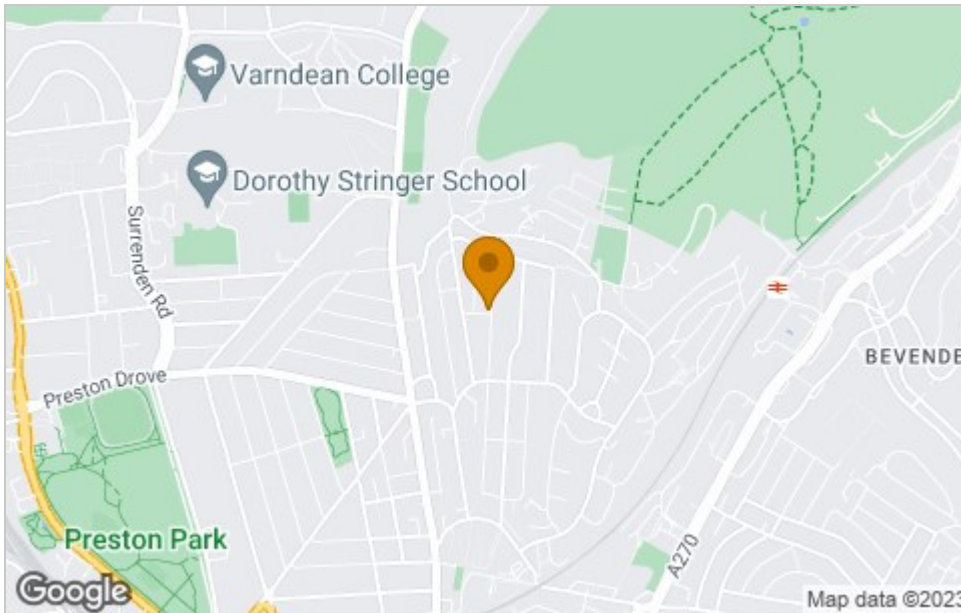
Quarry Bank



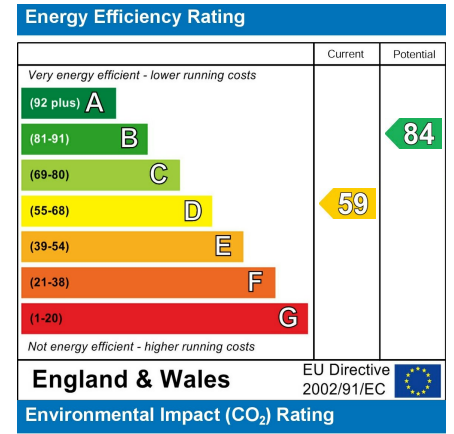
	Ground Floor Approximate Floor Area 572.42 sq ft (53.18 sq m)	First Floor Approximate Floor Area 412.47 sq ft (38.32 sq m)	Second Floor Approximate Floor Area 231.31 sq ft (21.49 sq m)
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Approximate Gross Internal Area = 112.99 sq m / 1216.21 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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