

# Avard

Estate Agents



Barnett Road  
Brighton, BN1 7GH

Asking price **£550,000**



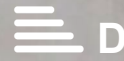
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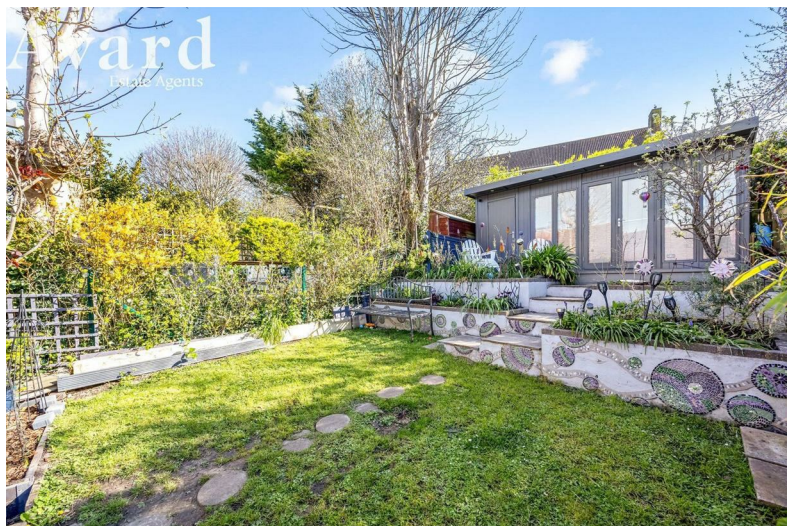
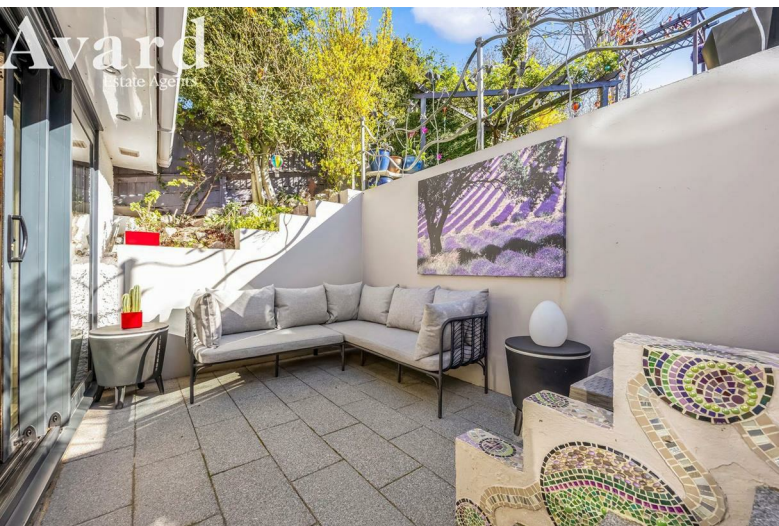
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## Description

Avard Estate Agents are delighted to present this charming mid-terrace house located on the sought-after Barnett Road in the vibrant Hollingdean/Fiveways area of Brighton. This beautifully presented three-bedroom family home offers an ideal blend of comfort and convenience, making it perfect for families or those seeking a peaceful retreat.

Upon entering the property, you are welcomed by a spacious hallway that leads to a cosy living room, perfect for unwinding after a long day. The extended open-plan kitchen and dining area create a warm and inviting space, ideal for family gatherings and entertaining guests. The property also features a convenient w/c shower room, enhancing its practicality for everyday living.

The first floor comprises a landing that leads to three well-proportioned bedrooms, providing ample space for everyone, along with a family bathroom. The lovely rear garden offers a private outdoor space, perfect for children to play or for hosting summer barbecues. Additionally, the patio area leading from the open-plan kitchen is ideal for alfresco dining, while a fabulous studio at the rear of the garden can serve as a home office or creative space.

Situated just a short stroll from the bustling Fiveways area, residents will enjoy a strong sense of community and a diverse range of local shops and services. From a boutique wine shop and greengrocer to a local butcher and charming coffee shops, everything you need is within easy reach. Notable establishments such as the Flour Pot bakery, Co-op, Fiveways Deli, and Ravens Bakery enhance the local experience, while a post office and various shops are conveniently located nearby.

For those commuting, Brighton mainline train station is approximately 2km away, offering excellent transport links to Brighton City Centre, Gatwick Airport, London, and beyond. The area is also well-regarded for its educational facilities, with a great catchment area for primary, infant, and secondary schools.

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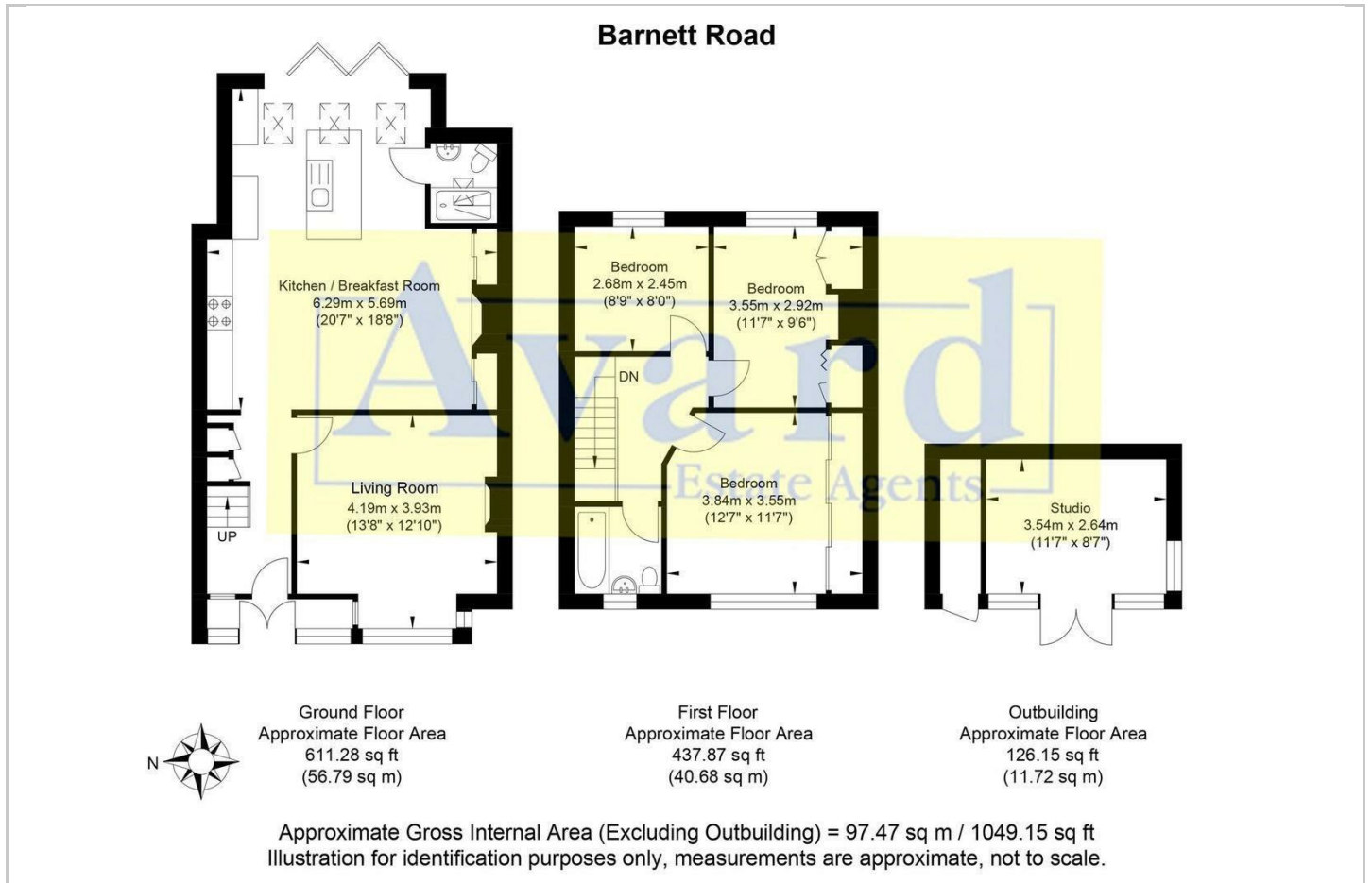
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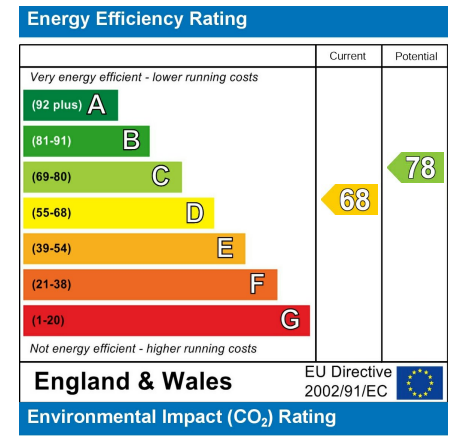
## Floor Plan



## 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.

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