

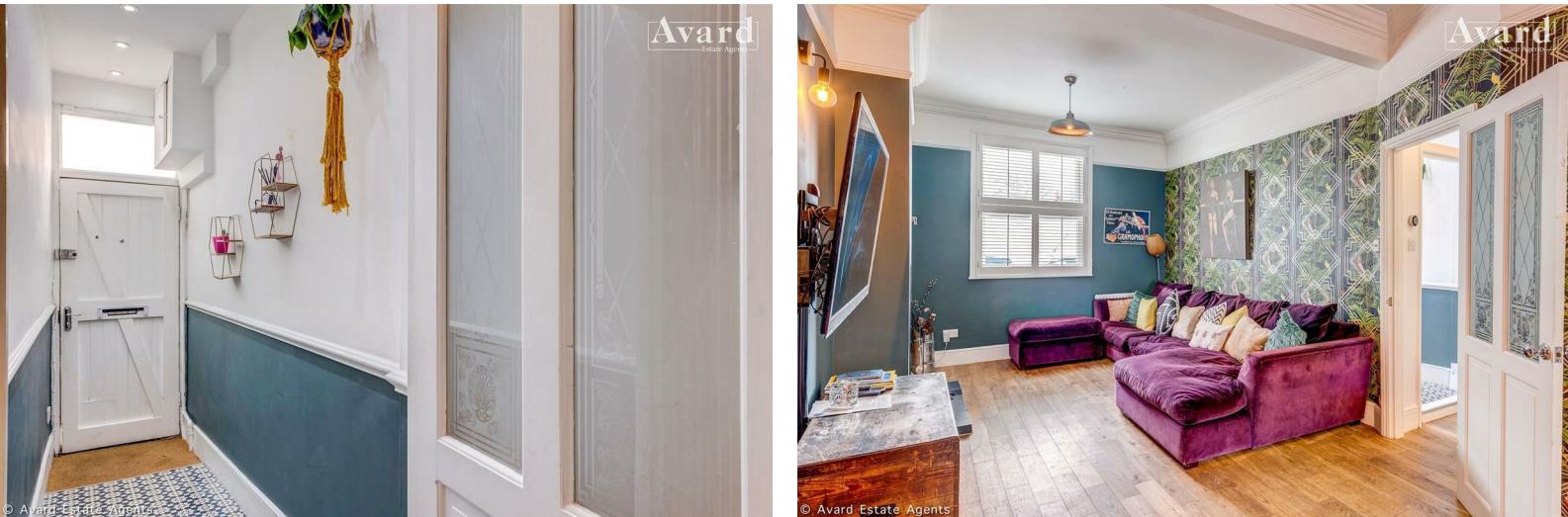


4 Rose Hill  
, Brighton, BN2 3FA

**£899,950**

3 2 2 D

# 4 Rose Hill



## Description

Avard Estate Agents are delighted to offer for sale this beautifully presented Victorian period home, which has been lovingly restored and thoughtfully upgraded by the current owners. An internal viewing is essential to fully appreciate the exceptional standard of finish throughout.

The accommodation on the ground floor comprises an entrance hallway leading through to a spacious 22ft living/dining room, featuring elegant window shutters, oak flooring and a wood-burning stove. To the rear is a stunning fitted kitchen/breakfast room with integrated appliances, concrete work surfaces and sink, a skylight and bi-folding doors opening onto the rear garden. A contemporary shower room completes the ground floor.

The first floor offers three well-proportioned bedrooms, with the principal bedroom benefiting from a private balcony and window shutters. The family bathroom is fitted with a double-ended bath and separate shower cubicle. Stairs rise to the second-floor loft room, currently used as a cinema room, which also enjoys access to a balcony.

- No Onward Chain
- Exceptional Finish Throughout
- Must Be Viewed To Be Fully Appreciated
- Parking Zone J
- Excellent Location Close To Brighton Station
- Front And Rear Balconies
- Great Family Home
- Central Location



, Brighton, BN2 3FA

**Avard**  
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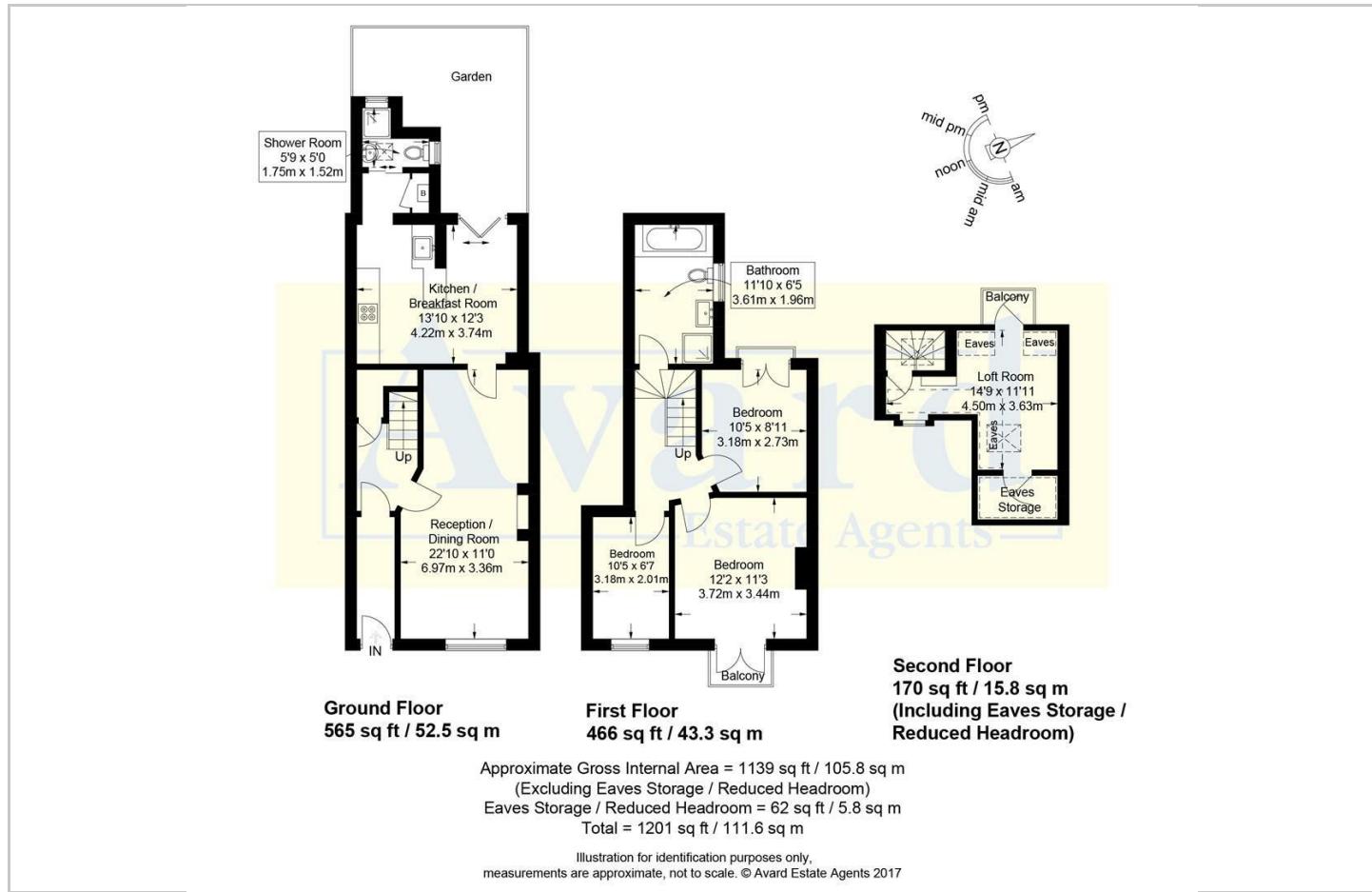


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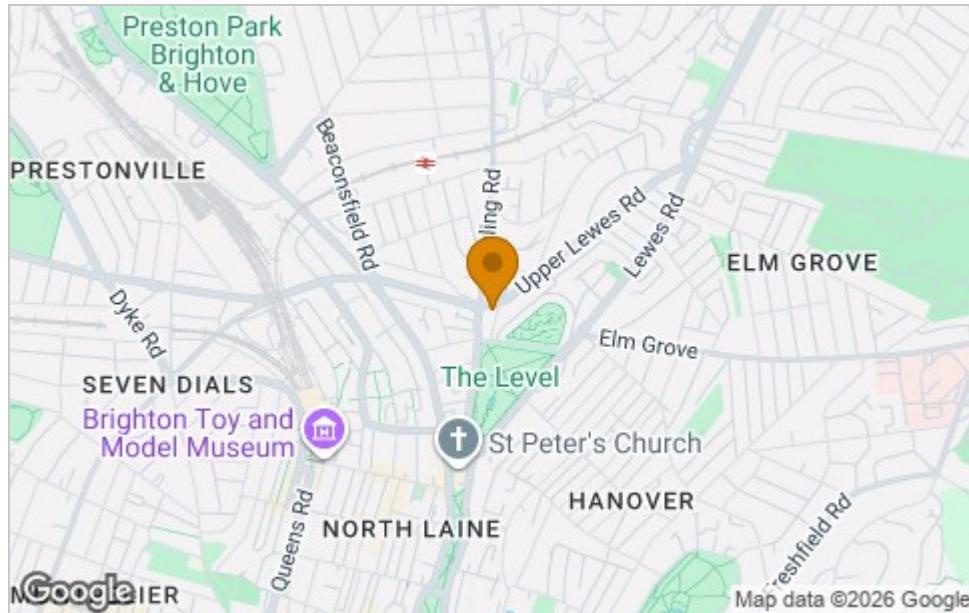


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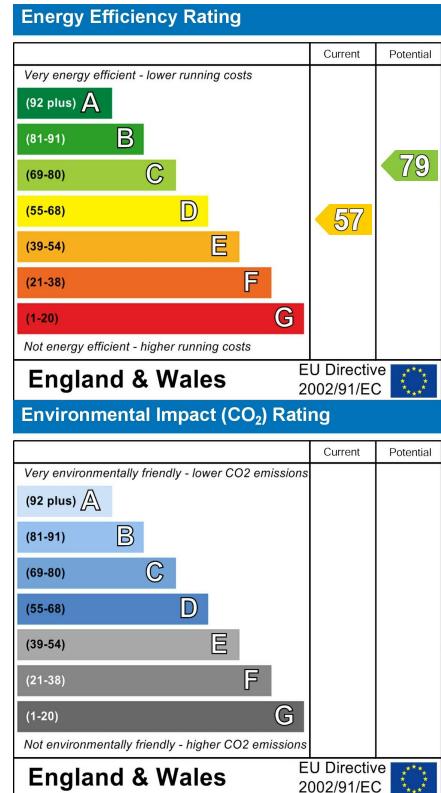
## Floor Plan



## 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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