





#### Description

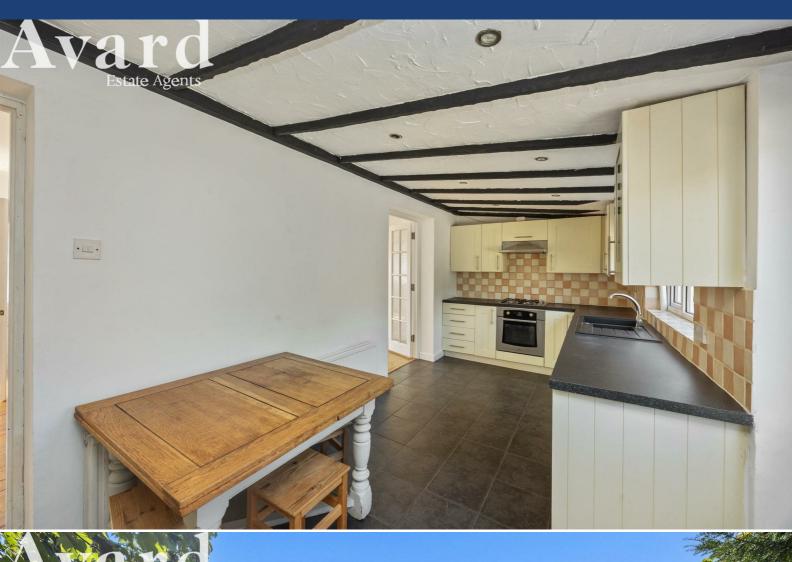
Located on the desirable Tangmere Road in Brighton, this charming house presents an excellent opportunity for both first-time buyers and those looking to invest. The property boasts two well-proportioned bedrooms, providing ample space, The separate kitchen is functional and ready for your culinary adventures, while the inviting lounge and dining room create a perfect setting for entertaining family and friends.

One of the standout features of this home is the generous family bathroom, which offers convenience and comfort. The property is further enhanced by a substantial rear garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. The driveway provides off-street parking, a valuable asset in this vibrant area.

With no onward chain, this home is ready for you to move in and make it your own. Additionally, the property holds significant potential for extension, allowing you to tailor it to your specific needs and desires. Whether you envision expanding your living space or creating a stunning outdoor retreat, the possibilities are endless.

This delightful house on Tangmere Road is not just a home; it is a canvas for your future. With its prime location and ample space, it is a rare find in Brighton's competitive market. Do not miss the chance to explore the potential this property has to offer.



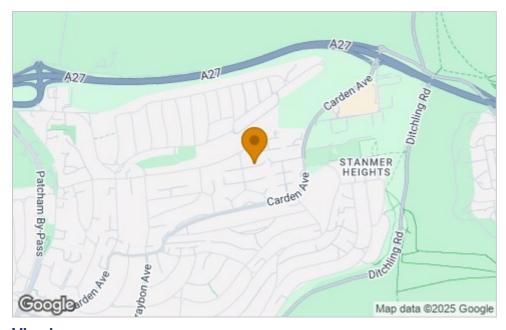




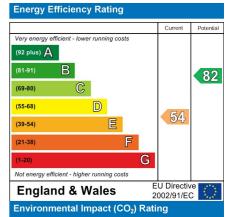
#### Floor Plan

# **Tangmere Road** Dining Room 5.90m x 2.31m (19'4" x 7'3") Reception Room Living Room 4.13m x 3.61m (13'6" x 11'10") 4.94m x 3.0m (16'2" x 9'10") Bedroom 3.59m x 2.27m Ground Floor First Floor Approximate Floor Area Approximate Floor Area 493.41 sq ft 319.36 sq ft (29.67 sq m) (45.84 sq m) Approximate Gross Internal Area = 75.51 sq m / 812.77 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.

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