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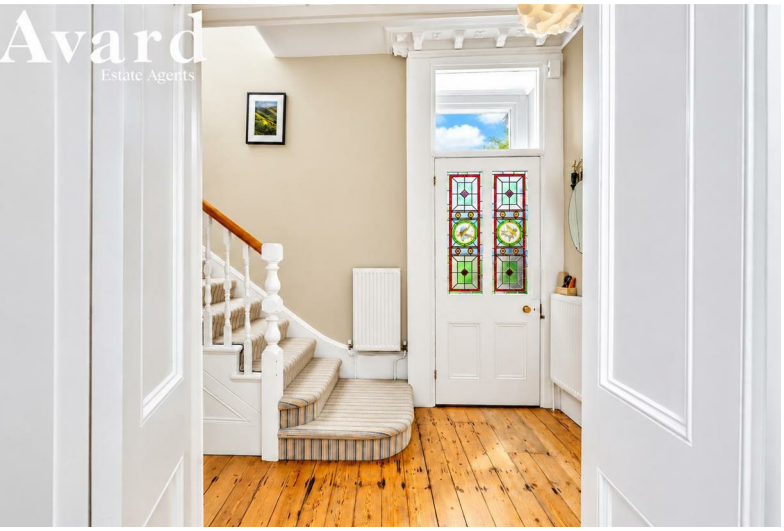
Florence Road

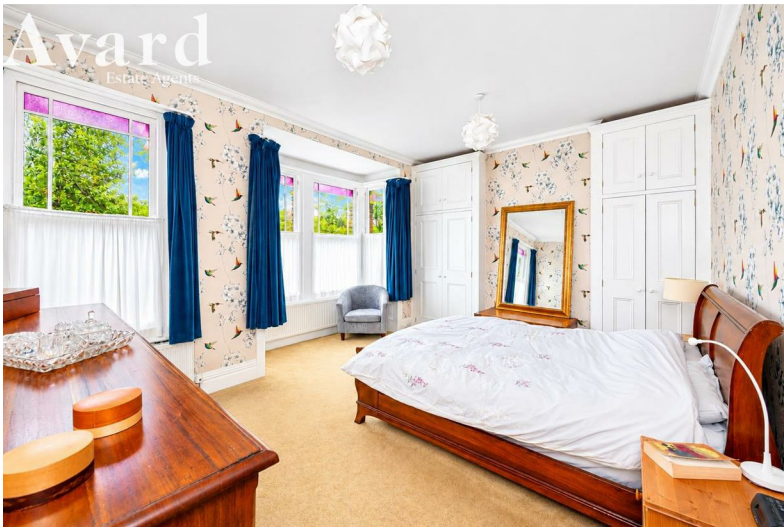
, Brighton, BN1 6DL

Guide price £1,100,000

4 3 2 D

Florence Road





Description

Guide Price £1,100,000–£1,200,000
A Beautifully Presented Three-Storey Victorian End-of-Terrace Family Home with Four Double Bedrooms, Two Reception Rooms and an Exceptional Rear Garden

Avard Estate Agents are delighted to offer for sale this substantial and beautifully presented four double bedroom Victorian end-of-terrace home, superbly positioned on the highly sought-after Florence Road in Brighton.

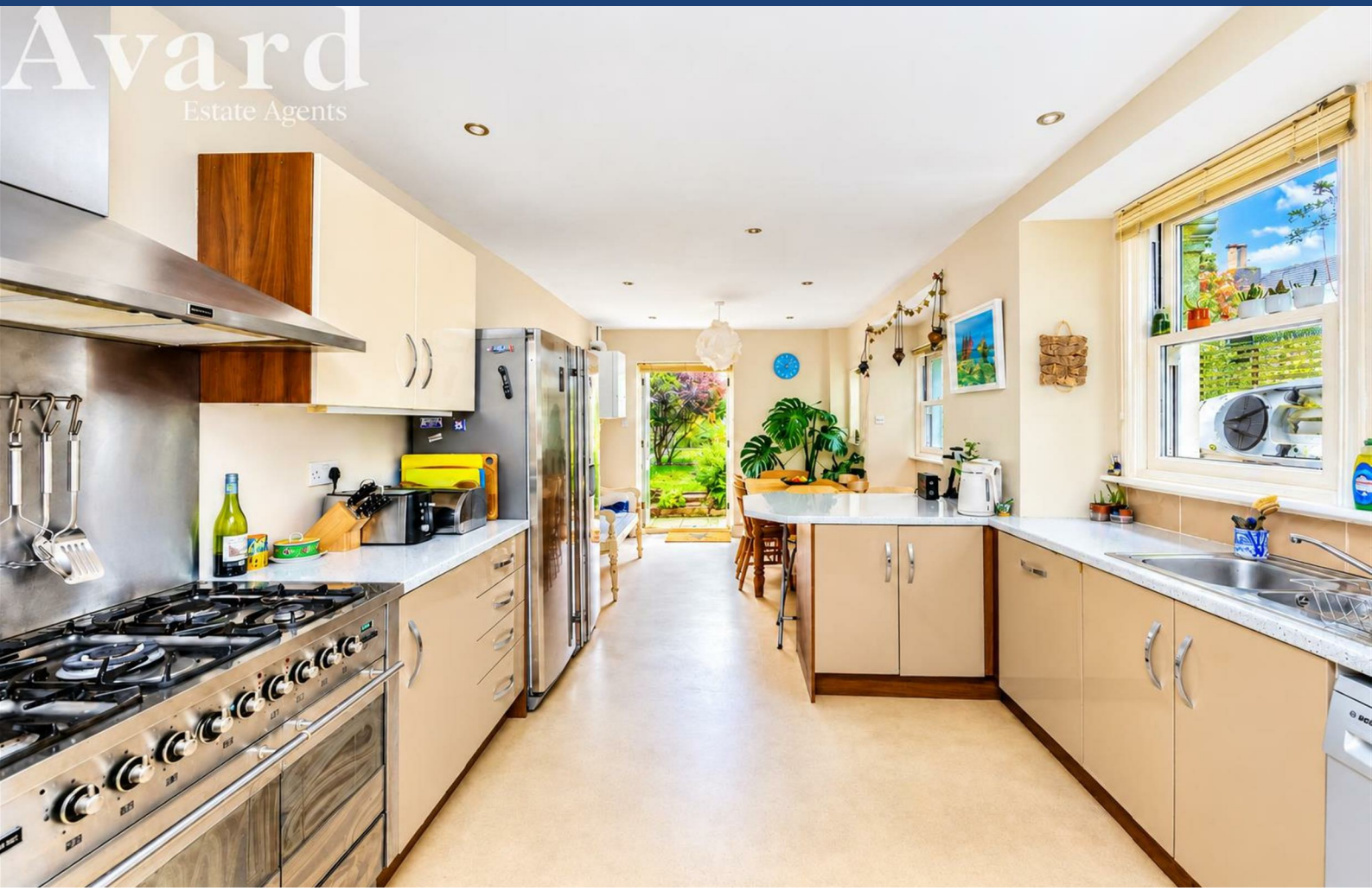
Offering an impressive combination of elegant period character, generous proportions and modern family living, this exceptional home provides spacious and versatile accommodation arranged over three floors, together with substantial front and rear gardens and the added benefit of useful side access.

The ground floor is particularly impressive and provides two well-proportioned reception rooms, offering flexible spaces for both everyday family life and entertaining. There is also a convenient downstairs cloakroom.

To the rear of the property is the superb kitchen/dining room, which forms the natural heart of the home. Generously proportioned and beautifully presented, there is ample space for a substantial dining table, making this an ideal setting for family meals and entertaining. Doors open directly onto the rear garden, creating a wonderful connection between the internal accommodation and outside space.

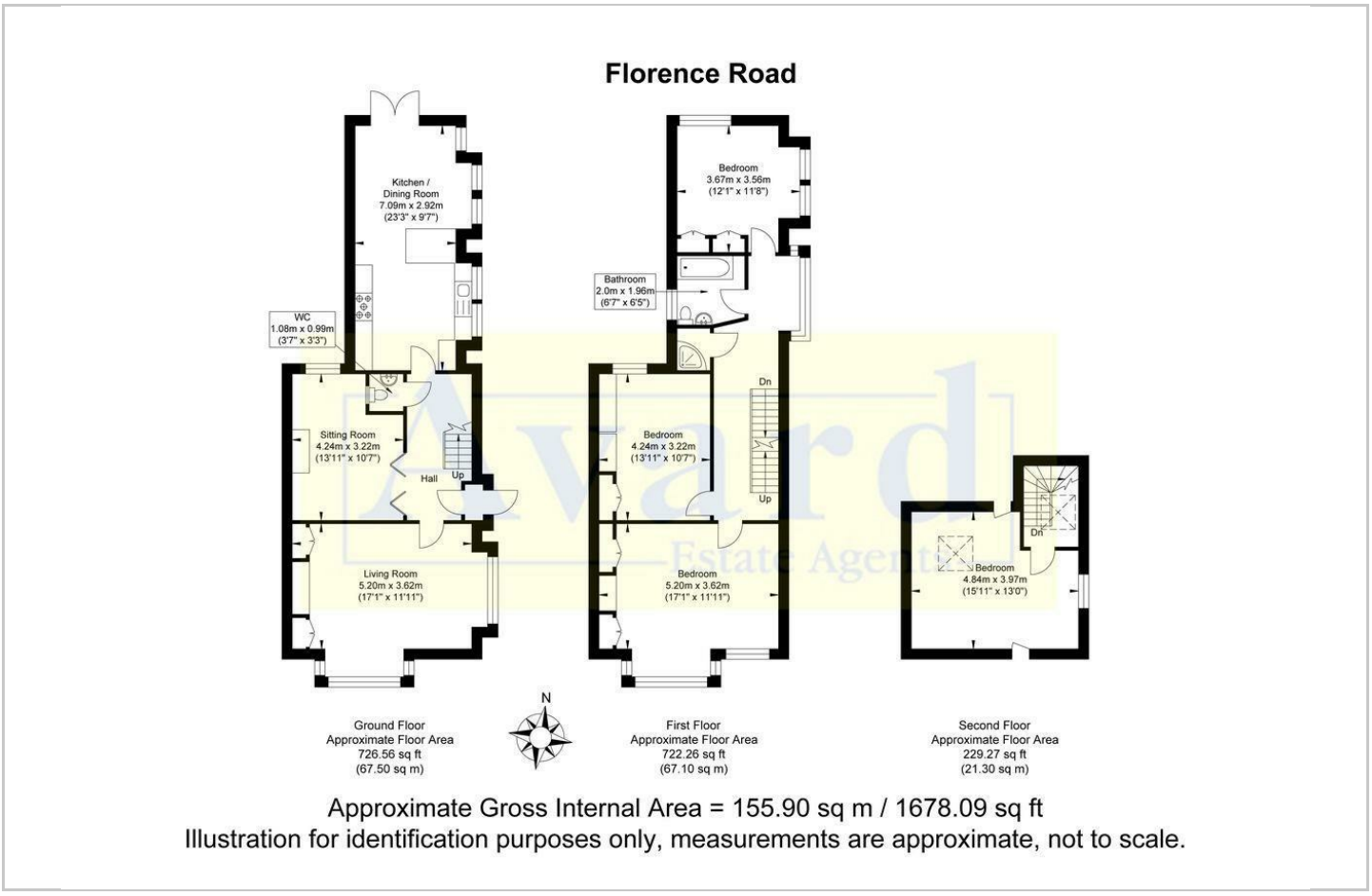
The first floor provides three excellent double bedrooms, together with a beautifully appointed family bathroom and an additional separate shower room. The spacious landing is enhanced by a striking double-glazed stained-glass window, creating an attractive focal point while retaining the charm and character associated with this handsome Victorian home.




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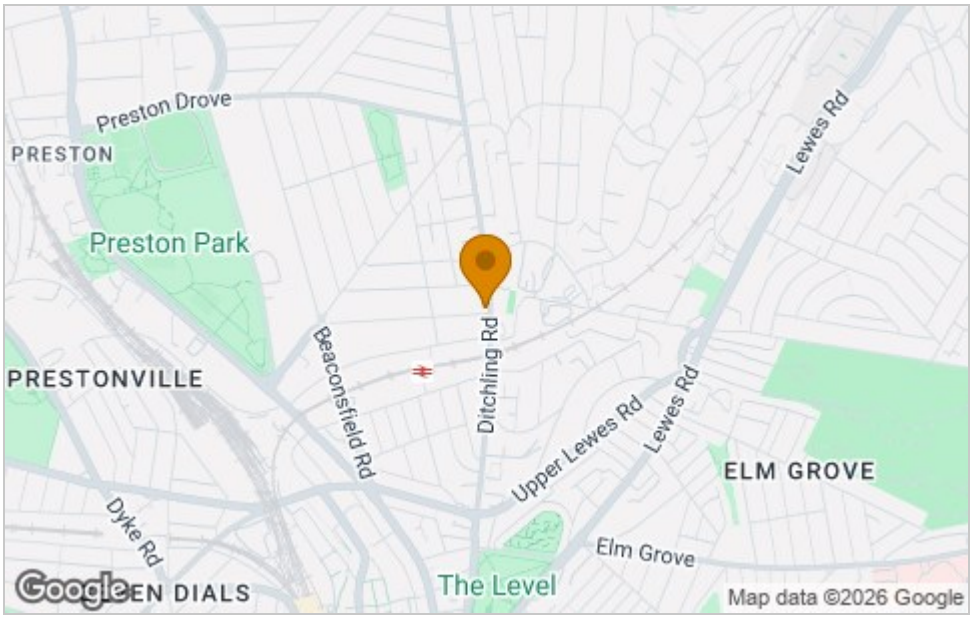

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Floor Plan

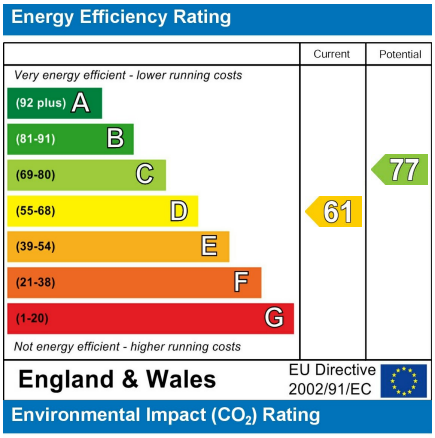


Approximate Gross Internal Area = 155.90 sq m / 1678.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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

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