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Avard
Estate Agents
FOR SALE

Vere Road

, Brighton, BN1 4NR

Guide price £675,000 to £700,000





Description

GUIDE PRICE £675,000 TO £700,000

Avard Estate Agents are delighted to present this beautifully appointed and charming Victorian three-bedroom residence, ideally positioned on the ever-popular Vere Road in the vibrant city of Brighton. Nestled within the highly sought-after Ditchling Rise district, the property enjoys a superb location between the much-loved neighbourhoods of Fiveways and Preston Circus, both known for their strong community feel and excellent range of independent shops, cafés and everyday amenities.

Families will appreciate the close proximity to the highly regarded Downs Junior School and Downs Infant School. While the lively heart of Brighton city centre is easily accessible, the area offers a wonderfully peaceful setting away from the bustle of urban life.

The neighbourhood is also home to several well-known gastro pubs, including The Joker, The Roundhill, The Signalman and The Open House. Nearby Preston Circus is home to the iconic Duke of York's Picturehouse, along with a vibrant mix of bars, cafés and restaurants, providing plenty of entertainment options.

For commuters, both Brighton railway station and London Road (Brighton) railway station are within comfortable walking distance, offering excellent connections to Gatwick Airport and London.

The accommodation is well arranged over three floors. The ground floor features a welcoming hallway, a spacious living/dining room and a fitted kitchen. On the first floor are two generous double bedrooms and a family bathroom, while the second floor offers a delightful third double bedroom.

Outside, the property benefits from a charming patio area with steps leading to a further section of garden, an inviting space ideal for relaxing or entertaining.

A wonderful period home in one of Brighton's most desirable neighbourhoods, perfectly combining character, convenience and lifestyle. Call us to arrange a viewing.



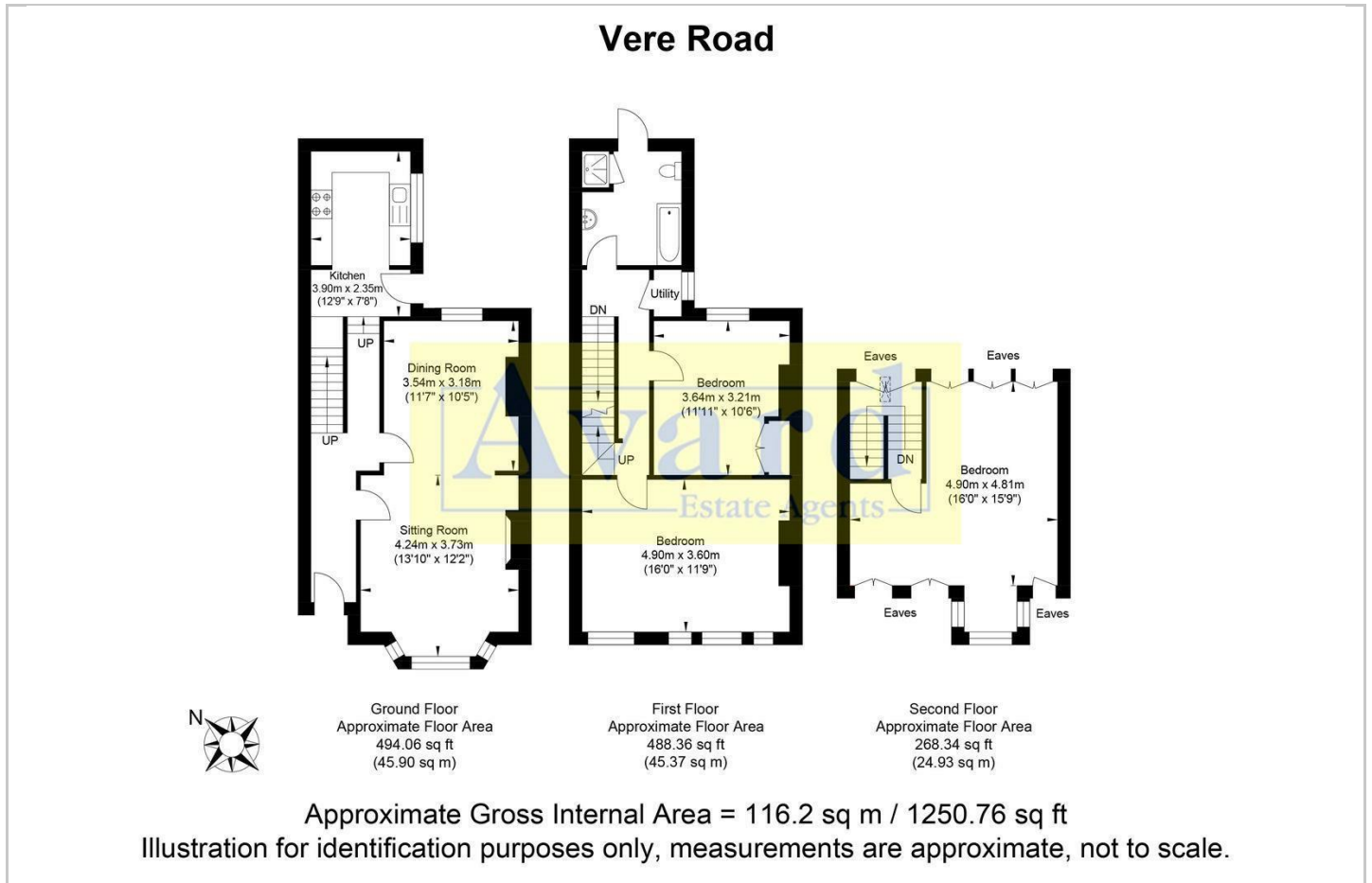
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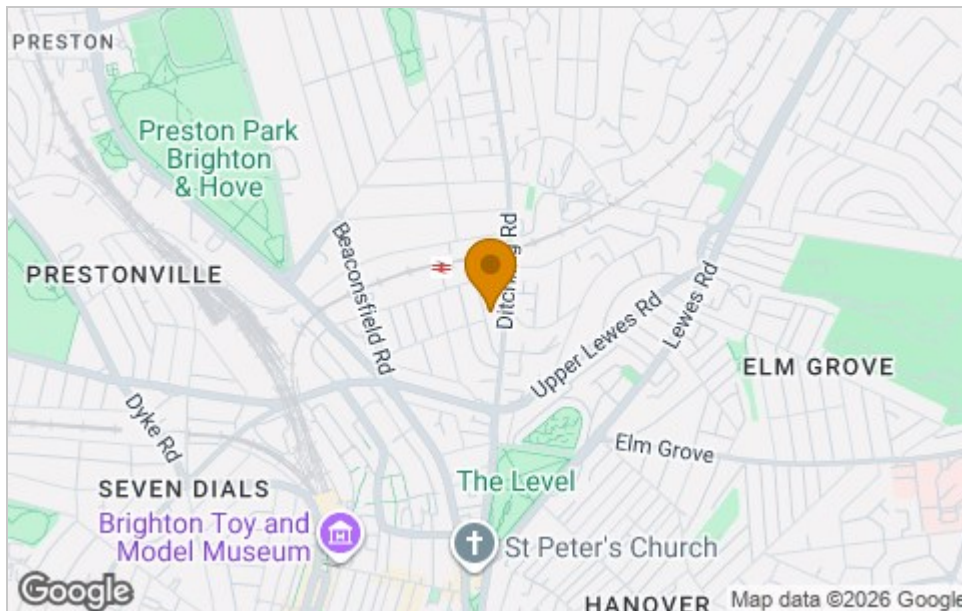
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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			

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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