



TRUEMANS



## Wellington Road, Brighton, BN2 3AB

TRUEMANS - We are delighted to offer this UNIQUE mid-19th Century semi detached villa. Arranged over three floors and measuring just over 2000 sq ft, this is an idyllic family home. As you approach the house, you are greeted with its extremely spacious garden and outside workshop, one of many fantastic features to this glorious period property. From the front there are double gated doors which lead to off-street parking for at least two/three cars.

As you enter the ground floor you are welcomed with high ceilings and a beautiful staircase leading to the first floor. The double aspect lounge is extremely bright and has a wonderful outlook onto the garden. Next to the lounge you will find two bedrooms, one small double (currently used as an office) and one large double.

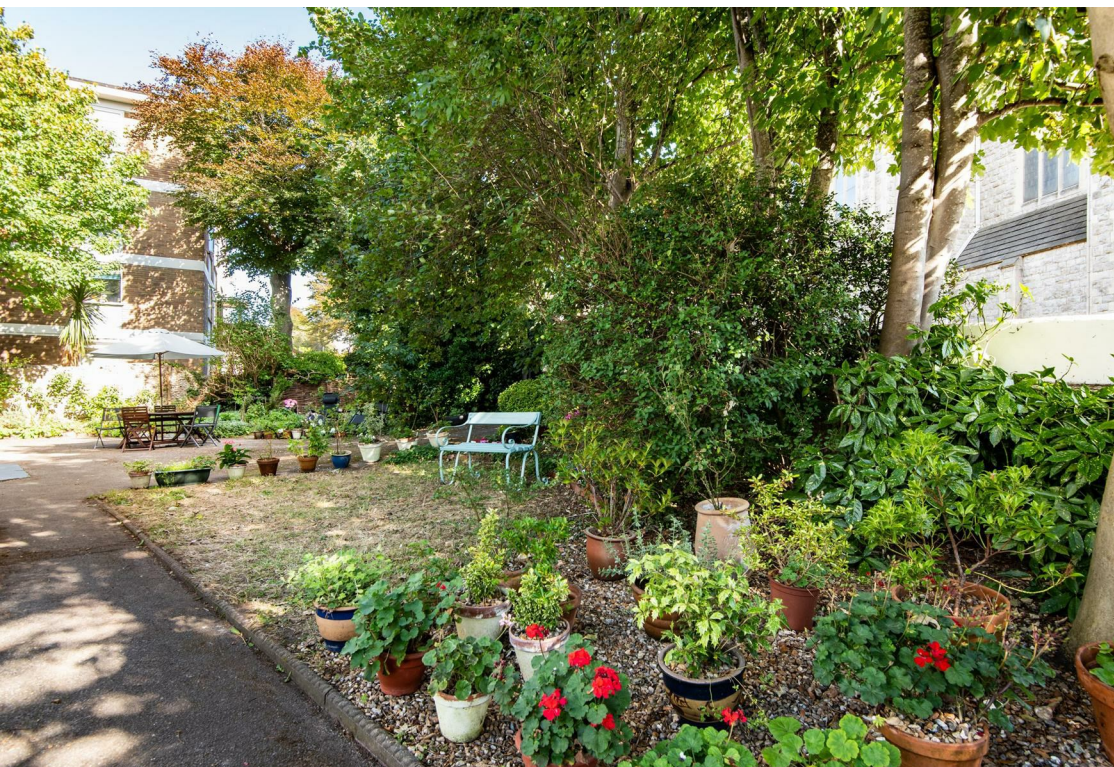
Stairs lead down to the lower ground floor which benefits from having its own street

entrance, perfect for when guests may stay. This floor has another large reception room, utility and shower room, and last but not least, the family kitchen dining area. On the top floor you will find a further two double bedrooms and an office space/single bedroom, family bathroom and a separate WC. If you are looking to create more space, there is scope to extend into the loft which would easily create another bedroom.

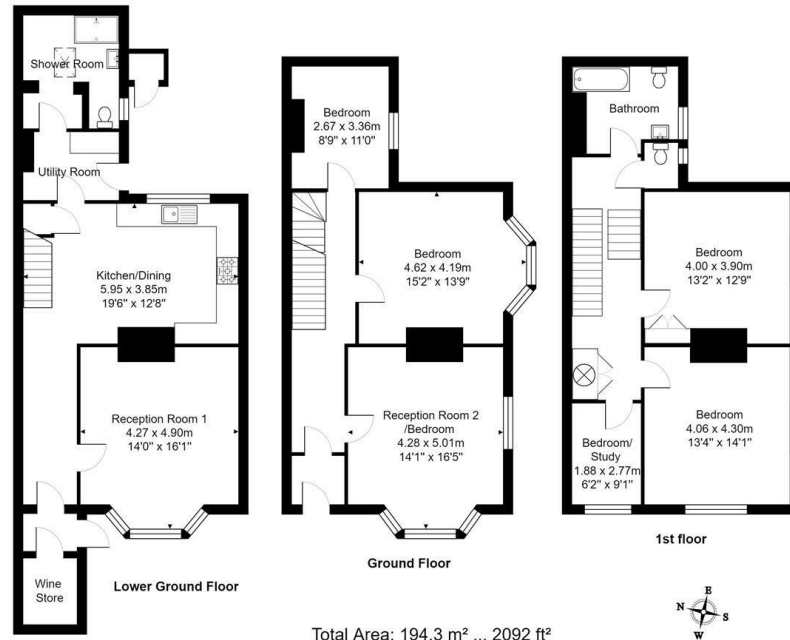
Wellington Road is a wide residential street running between Elm Grove and Franklin Road. The area is hugely popular with a wide demographic of buyers due to its close proximity to the city centre and Brighton mainline station. The draw for families is particularly strong with a number of highly regarded primary schools being located close by, while also being within the catchment area of Dorothy Stringer and Varndean secondary schools. The area benefits from excellent local amenities including a wide range of shops, pubs and cafes, while the William Clark Park, known locally as the Patch and the Level, with its outstanding children's play area are a short stroll away.







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## Further Information

Council Tax: Band E

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

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>73</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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