TRUEMANS

Gordon Road, Brighton, BN1 6PD

TRUEMANS – **Guide price £650,000 - £700,000**

Arranged over three floors, this well presented Victorian terraced property is the ideal family home. Situated in this highly desirable location, within close proximity of Preston Park station, a wide range of local amenities and well-regarded schools for all age groups.

On the ground floor of this spacious home you will find the bright living/dining room enjoying a bay-window to the front, as well as working log burner, perfect for keeping cosy during the winter months. Beyond this, steps lead down to the light kitchen/dining room, an inviting space complete with skylights and double doors providing access to the glorious south-facing garden. The garden itself has a decked lean-to with outdoor water supply, as well as lawn and rear patio, ideal for enjoying soaking up the sun late afternoon.

On the first floor of the home, you will find two double bedrooms and a third single room, as well as the family bathroom. On the second floor, the loft space has been tastefully converted, housing the master bedroom with en-suite shower room.

Located in the ever popular Preston Park area, where there is a wonderful sense of community and neighbours know one another. There are plenty of local green spaces, great transport links and you are only a short walk from everything this vibrant coastal city has to offer. The A23 and train stations are also within easy reach, for those requiring fast links to Gatwick or London.

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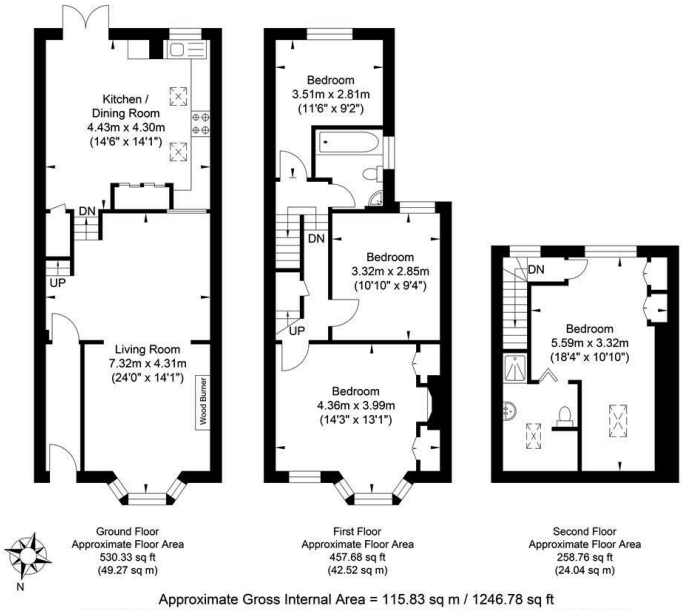

Approximate Gross Internal Area = 115.83 sq m / 1246.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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Further Information

Council Tax: Band D

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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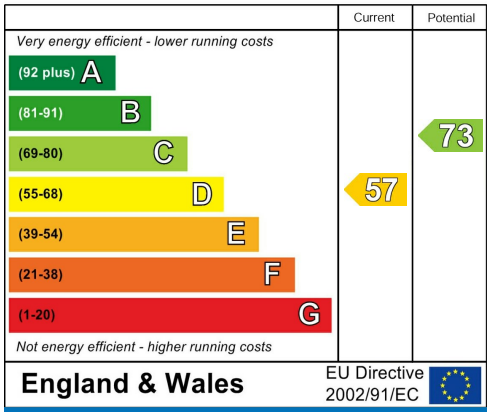
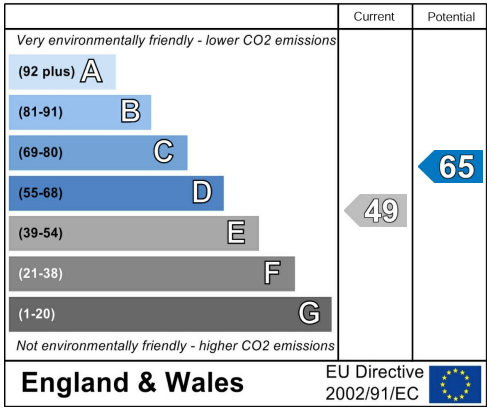
Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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