



Cobden Road | Brighton | BN2 9TL
Offers Over **£650,000**





Deceptively spacious with four double bedrooms spread over three substantial floors, this Victorian terrace home is ideal for any growing family. It bears many original features which have been restored and renovated to bring it shining into the 21st Century.



Key features:

- Four Double Bedrooms
- Overly Large West Facing Garden
- Lounge / Diner
- Modern Kitchen
- Hanover Location
- Family Home
- Victorian Terrace

 4 Bedrooms

 1 Bathrooms

 1 Living Room

INTERNAL Stepping inside, the ceilings are high, and the character of the house is evident. Many original features remain, including plasterwork coricing, dado rails and skirting boards.

The ground floor bedrooms / reception rooms have been dressed as bedrooms, however, offer a versatile space. To the front, this room area has ample space for comfortable living. The rear of the room is equally spacious and has been dressed as a work space but it would work equally well as a play room for little ones.

Also on the ground floor, the main bathroom is a great size with a roomy shower, separate bath, hooks for towels and a built-in unit to house the tumble dryer.

Downstairs, the lower ground floor is also open plan with a stylish modern kitchen which was fitted around five years ago and gives access into the garden. Also on this level is the lounge / diner which runs front to back and has French doors out onto the garden.

On the second floor is further double bedrooms with ample space. The loft has not been converted; however, this could be explored STP.

EXTERNAL French doors open to the large west facing garden which becomes a welcome extension of the home during the summer. It is low maintenance with slab stones which provides a lovely backdrop to the kitchen and dining room. Further on there is laid lawn and raised flower beds.

LOCATION Shops: Local 2 mins, Churchill Square 10 mins on the bus

Train Station: Brighton Station is a 15-20 min walk

Seafront or Park: Queen's Park 3 min walk, the Seafront 15 min walk

Closest Schools:

Primary: St Luke's Primary, Elm Grove Primary

Secondary: Vamdean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Windlesham Prep

This stylish home is situated in a popular area with lots of local shops and green spaces on your doorstep. The city centre shopping districts, universities and the beach are within easy reach, and this house also offers easy access to the A23 and A27 as well Brighton Station with its regular, fast links to the airports and London.





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Property Details:

Tenure: Freehold

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.