

PHILLIPS & STILL



Havelock Road, Brighton, BN1 6GL

- A Magnificent 4 Storey Victorian Terraced House
- Spacious Living Accommodation Currently Arranged As Four Bedrooms & Three Reception Rooms
- Period Features, High Ceilings & Stripped Wood Floorboards Throughout
- Large Bathroom With Freestanding Bath & Walk-In Shower Cubicle

Guide Price Of £725,000 - £750,000

- Wonderful West Facing Rear Garden
- Separate Lower Ground Floor Entrance
- Sought After Golden Triangle Location
- Close To Preston Park & Mainline Railway Station



Property Description

This house is a superb example of Victorian architecture showcasing spacious and versatile living accommodation, a wealth of period features throughout including fireplaces to all reception rooms, refurbished original sash windows to list but a few of its' many selling features. Situated in a highly sought after road in the "Golden Triangle", this perfect family location is within catchment of some of the best local schools and walking distance of Preston Park mainline railway station for anyone who commutes. If it's leisure activities you're after then the famous Preston Park is just down the road where you will find tennis courts, gardens, a playground, cafe and much more. It's the perfect place for a picnic, walking the dog or letting the children blow off some serious steam!

The house has fantastic curb appeal and that doesn't stop once you step through the front door. Ground floor accommodation comprises of entrance hall, a bright bay fronted double length reception room currently the lounge and reading room seamlessly adjoin providing a super space for relaxing and entertaining, and a large bathroom with attractive freestanding bath and walk-in shower cubicle. You can access the lower ground floor via stairs from inside the ground floor or it has its' own private outside entrance from the front. This means it could easily be utilised as a self-contained floor for guests, lodgers or air bnb if you so wished. A stunning family home also bringing in some income, what a great option to have! The lower ground floor is currently arranged as a spacious bay fronted double bedroom, dining room with doors opening to the sunny rear garden and a separate great size kitchen.



There are two further double bedrooms to the first floor with the bay fronted master bedroom being a very impressive size and features an en suite shower room & W.C. You will then find a further third double bedroom on the top floor of the house which would make a fabulous studio or office / study as it is flooded with sun light and has amazing views over the City of Brighton. Every house in the road is arranged differently as you just have so many options with so many rooms! It could be a 5 double bedroom house if you used the lower ground as your living space, it's definitely roomy and bright enough! There isn't a dark or small room in the house and the west facing rear garden really is the cherry on the cake! Viewings are highly recommend to fully appreciate everything this idyllic family home has to offer. Houses in Havelock Road rarely come up for sale as it is such a desirable place to live and people stay put for decades here so you must make the most of this opportunity!



Accommodation

LOWER GROUND FLOOR

ENTRANCE HALL

BEDROOM FOUR

14' 6" x 12' 4" (4.42m x 3.76m)

Bay fronted with feature fireplace

DINING ROOM

12' 4" x 11' 6" (3.76m x 3.51m)

With feature fireplace and opening to rear garden

KITCHEN

12' 4" x 8' 10" (3.76m x 2.69m)

GROUND FLOOR

ENTRANCE HALL

With large built-in storage cupboard housing boiler

BAY FRONTED LOUNGE

14' 6" x 12' 1" (4.42m x 3.68m)

With feature fireplace

SECOND RECEPTION ROOM

11' 6" x 10' 3" (3.51m x 3.12m)

FAMILY BATHROOM

10' 0" x 9' 0" (3.05m x 2.74m)

FIRST FLOOR

LANDING

MASTER BEDROOM

15' 9" x 14' 4" (4.8m x 4.37m)

Bay fronted

EN SUITE SHOWER ROOM

With W.C. and wash basin

BEDROOM TWO

11' 7" x 9' 2" (3.53m x 2.79m)

With feature fireplace

TOP FLOOR

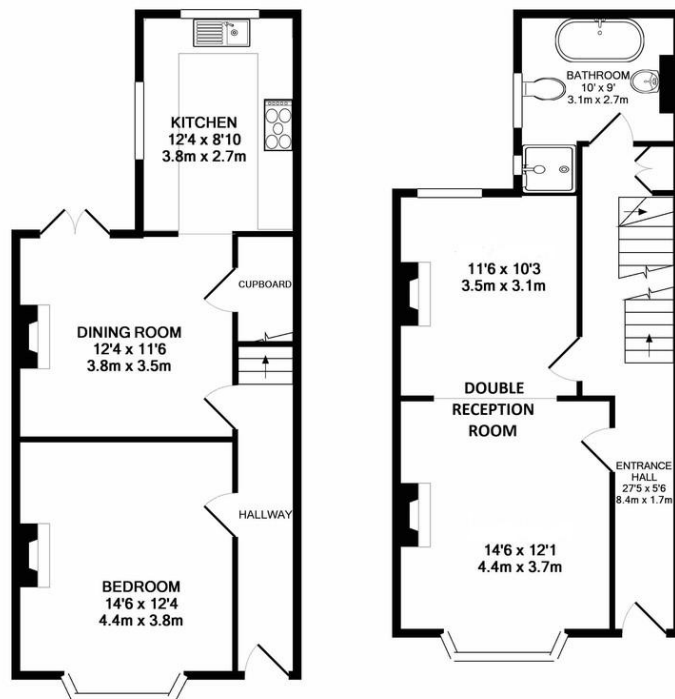
BEDROOM THREE

14' 1" x 12' 2" (4.29m x 3.71m)

OUTSIDE

FRONT GARDEN

WEST FACING REAR GARDEN



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 507 SQ.FT.
(47.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1617 SQ.FT. (150.3 SQ.M.)

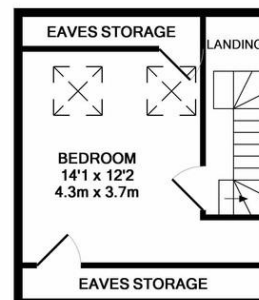
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(45.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 229 SQ.FT.
(21.2 SQ.M.)

Picture this...

Havelock Road is a peaceful residential street within catchment of some of the best local schools but you are also within very easy reach of all the entertainment and hustle & bustle that this City is so famous for!

Brighton seafront, City centre, Churchill Square shopping mall and trendy North & South Laines are all just a short walk, bus or bike ride away. You really are spoilt for choice with all the fine places to eat, drink and amuse yourself here!

EPC IN PROCESS

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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