

PHILLIPS & STILL



## Robertson Road, Brighton, BN1 5NJ

- A Charming Four Bedroom House Arranged Over 3 Floors
- Generous Open Plan Living Space
- In Lovely Decorative Order Throughout
- Fabulous Roof Terrace & Attractive Rear Garden

## Guide price £600,000 - £625,000

- Bathroom, Cloakroom & En Suite Wet Room
- Moments From Preston Park Mainline Railway Station
- No Onward Chain
- Sought After Location Close To Excellent Local Schools





## Property Description

Robertson Road lies adjacent to Hampstead Road, Woodside Avenue & Millers Road and is a just a few moments' walk to Preston Park mainline railway station with its' direct commuter links to Gatwick and London. Reliable and frequent bus services run from nearby Preston Road and Dyke Road providing access to our vibrant City centre where a vast array of shopping facilities, restaurants, trendy coffee shops, bars and entertainment are on offer not forgetting the famous seafront & promenade! The area is renowned for its' choice of excellent local schools catering to all age groups making it ideally situated for families and you also have easy access to the main roads A23 / A27 in & out of town.

This fantastic house is full of charm and forms part of the former "basket works" giving it a real historical feel. It is arranged over three floors with accommodation comprising of a generous open plan lounge / dining room / kitchen, the perfect space for sitting down together for meals as well as entertaining. You also have four bedrooms, family bathroom, a cloakroom and an additional en suite wet room so hopefully there'll never be queues for the loo! To the outside you get to choose between a brilliant roof terrace or attractive rear garden for that first early evening drink or a spot of al fresco dining!

Overall the property is in lovely decorative order throughout and will make someone a wonderful home, buy to let investment or second holiday property near the seaside. There is no onward chain so it really is ready for someone to pack their bags and move straight into! Houses like this do not come to market often so early viewing is advised to ensure you don't miss out.







## Accommodation

### LOWER GROUND FLOOR

OPEN PLAN LOUNGE / DINING ROOM &  
MODERN FITTED KITCHEN  
32' 10" x 17' 9" (10.01m x 5.41m)

### GROUND FLOOR

ENTRANCE HALL

### BEDROOM TWO

13' 5" x 11' 5" (4.09m x 3.48m)

### FAMILY BATHROOM

### CLOAKROOM

### BEDROOM THREE

11' 2" x 6' 7" (3.4m x 2.01m)

### BEDROOM FOUR

10' 10" x 6' 0" (3.3m x 1.83m)

### FIRST FLOOR

LANDING

### MASTER BEDROOM

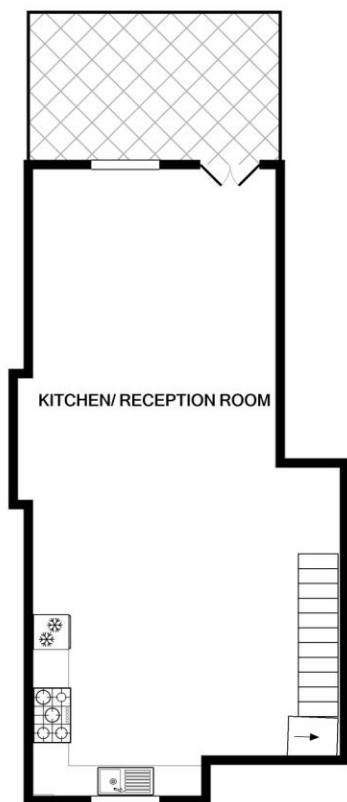
18' 1" x 10' 2" (5.51m x 3.1m)

### EN SUITE WET ROOM

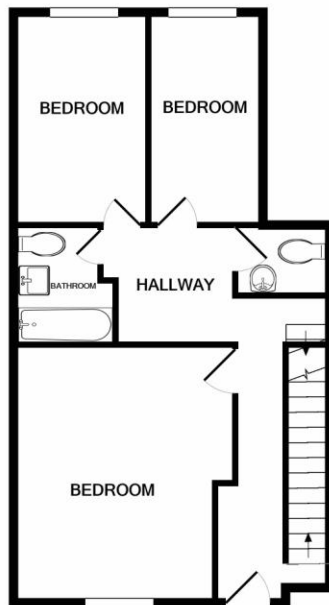
### OUTSIDE

SPACIOUS ROOF TERRACE

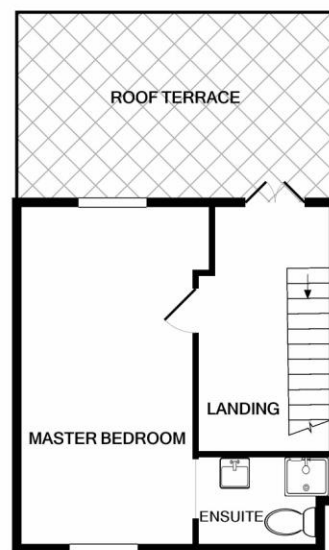
ATTRACTIVE REAR GARDEN



BASEMENT LEVEL  
APPROX. FLOOR  
AREA 484 SQ.FT.  
(45.0 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 466 SQ.FT.  
(43.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 297 SQ.FT.  
(27.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1247 SQ.FT. (115.8 SQ.M.)

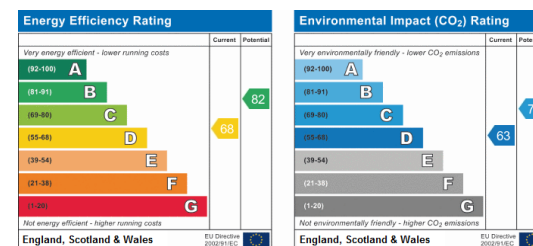
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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## Picture this...

This is the ideal property to come home to after a long day. Relaxing in your attractive rear garden whilst enjoying a few drinks in the sun, could there be a better way to switch off?

If you're feeling more adventurous then why not take a short ride into town and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer. This City really is known for its' electric entertainment and lifestyle!



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