

austin gray
first floor office 123-125 dyke road, hove, bn3 1tj
Tel: 01273 232232
residential@austingray.co.uk
www.austingray.co.uk

austin gray



24 Cleveland Road Brighton, BN1 6FF

Guide price £1,000,000 - £1,100,000

A beautifully presented, four double bedroom, Victorian, family home with a west facing garden in a sought-after location, directly opposite Blakers Park in the popular Fiveways district of Brighton.

24 Cleveland Road

Brighton, BN1 6FF



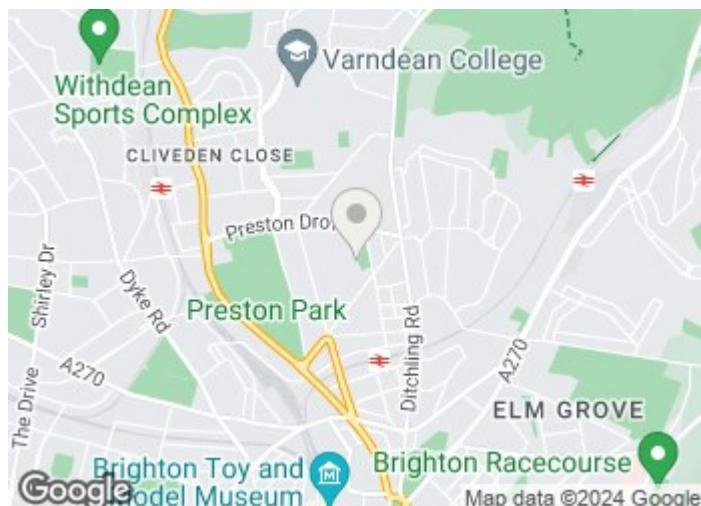
Cleveland Road runs parallel to the popular Blakers Park and lies adjacent to Stanford Avenue and Preston Drove and is well served by renowned schools catering for all age groups, whilst local shopping facilities can be found at nearby Fiveways. Bus services run close by providing access into the vibrant City centre and seafront and promenade. Furthermore, Brighton mainline, London Road and Preston Park railway stations are all easily accessible providing commuter links with London /The City as well as east and west bound connections.

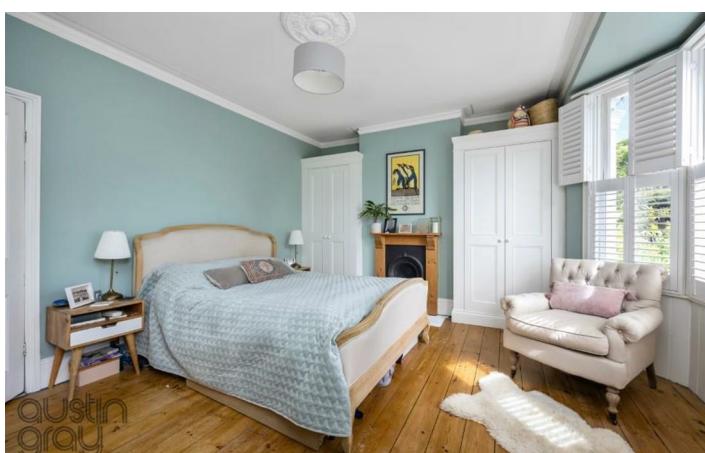
A classic black and white tiled path leads to the front door which opens into the entrance hall with wooden floors that continue throughout the ground floor. The through living and dining room leads through to the kitchen and has two working fireplaces one in the living room and the other in the dining room end and Plantation shutters complete the luxurious feel to the house. The kitchen has been extended and three Velux windows above the side return allow natural light to fill the room along with bifold doors that open out to the landscaped, rear, west facing garden, a perfect way to bring the outdoors in. There is ample cupboard and drawer storage complemented by marble work tops, integrated appliances, under floor heating and space for a range cooker. A cloakroom is to be found neatly tucked under the stairs.

On the half landing is a bedroom to the rear with Plantation shutters and the modern, family bathroom/WC. Further steps lead up to the first floor to two further bedrooms, one to the rear and one to the front both with Plantation shutters. Further stairs rise to a converted loft space which now provides a bedroom with an en-suite shower room.

The paved rear garden is flanked by walled boundaries and raised beds and leads to a decked area enjoying a westerly aspect, a perfect place to enjoy al fresco dining in the warmer months. A summer house at the end of the garden provides useful storage.

In summary, this is an opportunity to own a stunning, family home that has been refurbished to suit today's modern lifestyle whilst retaining a wealth of character and charm. A must-see house.





Floor Plan

CLEVELAND ROAD

austin
gray



Approximate Gross Internal Area (Excluding Outbuilding) = 136.69 sq m / 1471.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

© Austin Gray

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.

**Council Tax
Band: E**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(91-81) B		67	78
(80-70) C			
(69-58) D			
(57-46) E			
(45-34) F			
(1-16) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	