

# Vere Road

## Brighton



## About the property

\*\*\* GUIDE PRICE £325,000-£350,000 \*\*\*

Occupying the raised ground floor of an attractive period property, this spacious home is filled with natural light and character. To the front, the inviting living room features a large sash bay window and a charming fireplace, retaining its period charm while offering a bright and welcoming space.

A good-sized double bedroom sits quietly to the rear, enjoying views over the garden through another large sash window. The property also benefits from a stylish modern bathroom and a well-appointed kitchen with excellent storage. From here, a rear door leads directly onto the generously sized garden, complete with a beautifully designed stepped wooden seating area—perfect for relaxing or entertaining.

The home is set in a sought-after residential location, moments from the vibrant amenities of Preston Circus and London Road. Green open spaces, including Preston Park and The Level, are within easy walking distance, while the Duke of York's Picturehouse offers independent cinema close by. Excellent transport links are on the doorstep, with London Road station just a short stroll away and Brighton mainline station also within easy reach.

## Vere Road Brighton



1

BEDROOM

1

RECEPTION

1

BATHROOM





SCAN HERE TO OFFER ON THIS PROPERTY

### Ground Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



Total area: approx. 42.3 sq. metres (455.2 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 82        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 46                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

LEXTONS

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a viewing appointment:

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