

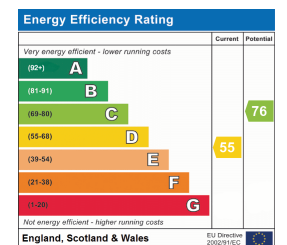


Reigate Road, Brighton, BN1 5AG

£850,000



GROSS INTERNAL AREA  
 TOTAL: 1,661 sq ft / 155 m<sup>2</sup>  
 FLOOR 1: 598 sq ft / 56 m<sup>2</sup>, FLOOR 2: 727 sq ft / 68 m<sup>2</sup>  
 FLOOR 3: 336 sq ft / 31 m<sup>2</sup>  
 PORCH: 21 sq ft / 2 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.







This charming semi-detached property on Reigate Road is perfect for the whole family, offering spacious accommodation across three floors. It features four generously sized double bedrooms and a ground floor layout ideal for both entertaining and relaxing. The two reception rooms are filled with natural light and each boasts a traditional period fireplace; the dining room includes a wood-burning stove, and the living room has an open fire, adding warmth during the colder months. The well-designed kitchen features streamlined contemporary units and includes modern appliances. The appealing decor showcases a tasteful balance of colours and quality fittings that complement the many period features of this 1920s property. Hard flooring throughout the home ensures continuity from room to room and offers practical ease of maintenance. Three of the bedrooms are located on the first floor, along with a stylish and contemporary bathroom. The master suite on the top floor boasts a modern en suite bathroom with a separate shower, a Juliette balcony overlooking the garden, and wonderful panoramic views across Brighton and The Downs. The property offers ample storage throughout, with built-in features such as multiple shelving in the living room alcoves for displaying treasured objects. The secluded south-west facing garden is cleverly designed with a blend of patio and grassed areas, bordered by mature plants. Situated in the highly desirable location of Reigate Road, the property is within the catchment area of renowned schools, making it an ideal choice for families. Additionally, it offers easy access to commuter links, ensuring convenience for those working or traveling to nearby areas.



- SEMI-DETACHED FAMILY HOME
- SECLUDED SOUTH-WEST FACING GARDEN WITH SIDE ACCESS
- FOUR DOUBLE BEDROOMS, ONE WITH EN SUITE
- IMMACULATE CONDITION AND CONTEMPORARY STYLING
- PERIOD FEATURES INCLUDING ORIGINAL LEADED LIGHT WINDOWS
- DOWNSTAIRS CLOAKROOM
- OVER 1600 SQ FT INTERNAL AREA
- GAS CENTRAL HEATING
- GREAT LOCATION FOR COMMUTERS AND WITHIN CATCHMENT TO RENOWNED SCHOOLS