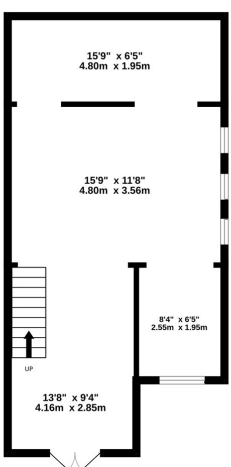




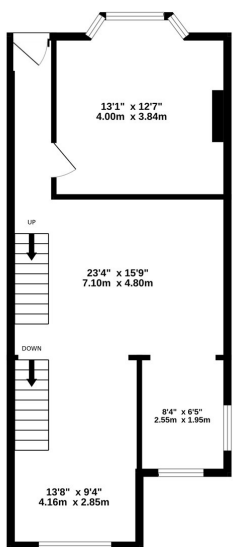
Vere Road, Brighton, BN1 4NQ
 GUIDE PRICE £500,000 - £550,000



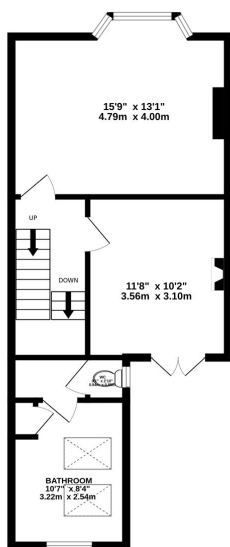
BASEMENT
 466 sq.ft. (43.3 sq.m.) approx.



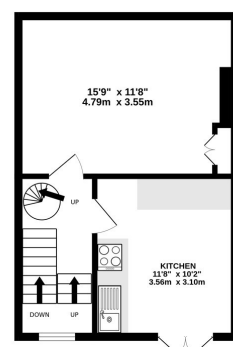
GROUND FLOOR
 554 sq.ft. (51.5 sq.m.) approx.



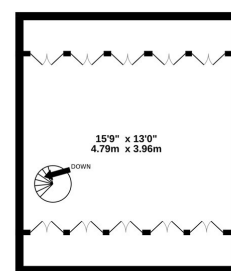
1ST FLOOR
 484 sq.ft. (44.9 sq.m.) approx.



2ND FLOOR
 363 sq.ft. (33.7 sq.m.) approx.



3RD FLOOR
 290 sq.ft. (27.0 sq.m.) approx.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	47	
G (1-20)		4
Not energy efficient - higher running costs		
England, Scotland & Wales		

END OF TERRACE HOUSE

TOTAL FLOOR AREA : 2157 sq.ft. (200.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
 Made with Metropix ©2024

01273 555115
 info@johnhoole.co.uk
 johnhoole.co.uk
 214 Dyke Road | Brighton | BN1 5AA

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.



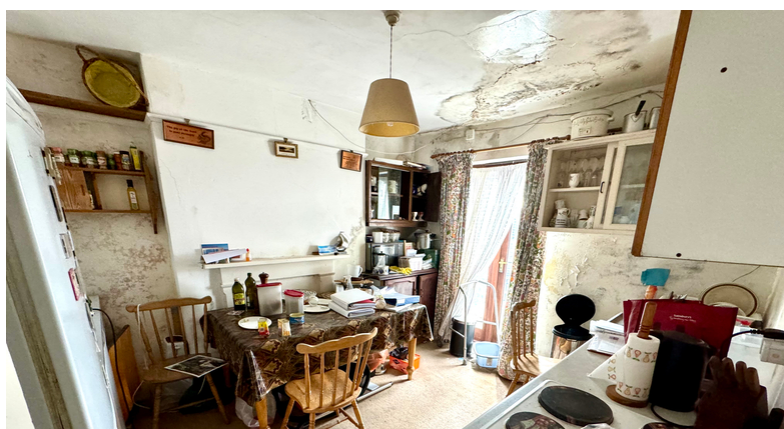
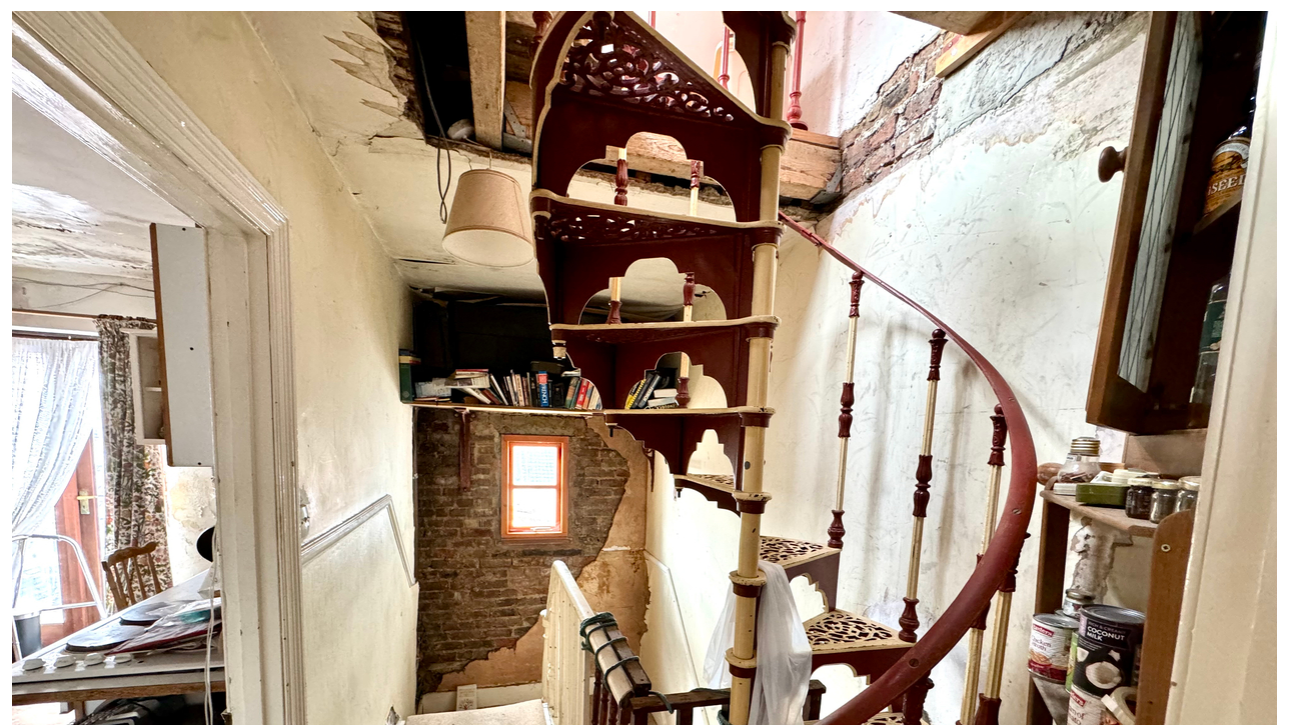


Nestled in the heart of Brighton's vibrant Preston Circus area, this substantial Victorian end-of-terrace property commands attention with its prominent position at the juncture where Vere Road intersects with Clyde Road.

Spread over five floors, this imposing residence offers generous space and an abundance of possibilities. The large basement provides ample room for storage or potential conversion, while a quirky feature of the property is a spiral staircase that winds its way to the very top floor, adding a touch of character and charm. The property's allure extends beyond its interior, as it boasts a single garage (+ a second garage available by negotiation), offering coveted parking space in a bustling urban locale. A west-facing garden completes the picture, providing a tranquil retreat for residents to unwind amidst the hustle and bustle of city life. Though currently in need of total refurbishment, this property is ripe with potential, promising to be transformed into a superb family home tailored to the discerning buyer's tastes and preferences. Whether one envisions a contemporary renovation or a restoration that pays homage to its Victorian roots, the property is primed for creativity and vision.

Preston Circus itself serves as a desirable hub within Brighton, renowned for its plethora of amenities and convenient access to excellent commuter links by road and rail. From trendy cafes and restaurants to boutique shops and cultural attractions, the neighbourhood offers a vibrant tapestry of urban living, ensuring that residents are never far from the pulse of the city.

In summary, this Victorian gem in Preston Circus presents a rare opportunity to own a piece of history and shape its future, embodying the epitome of elegant living in one of Brighton's most sought-after locales.



- UNIQUE DEVELOPMENT OPPORTUNITY IN DESIRABLE LOCATION
- NO CHAIN
- SUBSTANTIAL VICTORIAN END OF TERRACED PROPERTY
- WEST FACING GARDEN
- POTENTIAL FOR 4 / 5 BEDROOMS
- ROOF TERRACE AND BALCONY
- CITYSCAPE AND DISTANT SEA VIEWS
- 2157 sq ft TOTAL FLOOR AREA
- GREAT LOCATION FOR COMMUTERS
- SINGLE GARAGE & POTENTIAL TO PURCHASE A SECOND GARAGE