



Reigate Road, Brighton, BN1 5AG

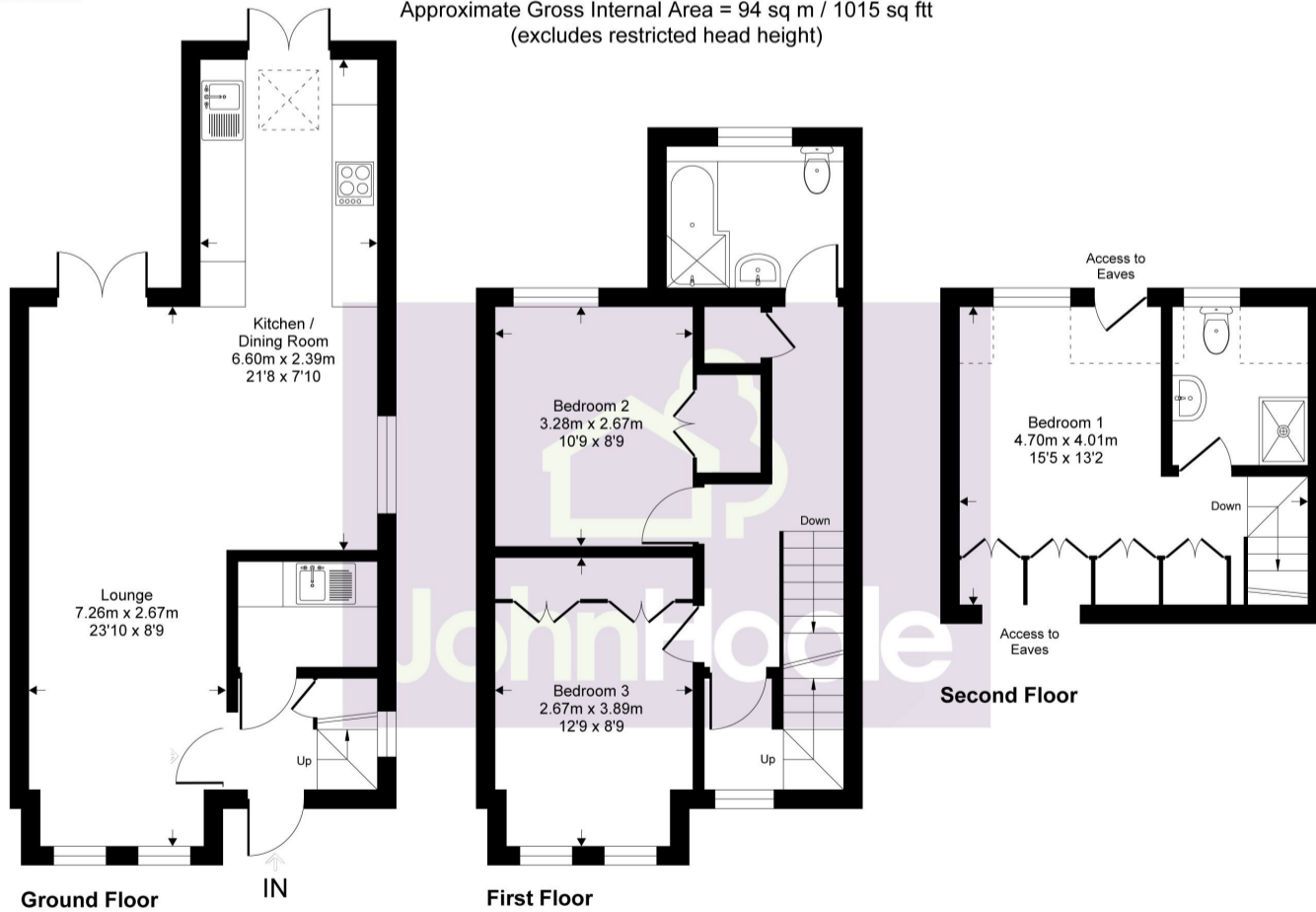
£700,000



= Reduced headroom

### Reigate Road, BN1

Approximate Gross Internal Area = 94 sq m / 1015 sq ft  
(excludes restricted head height)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(81-91)	<b>A</b>		
(69-80)	<b>B</b>		
(55-68)	<b>C</b>		
(39-54)	<b>D</b>		
(29-38)	<b>E</b>		
(15-28)	<b>F</b>		
(1-14)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	82
		EU Directive 2002/91/EC	

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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.





Positioned on Reigate Road in Brighton, this semi-detached family home exudes modern elegance and convenience, making it a haven for those seeking comfort and practicality. The property boasts generously proportioned bedrooms and a family bathroom, with the top floor providing a light-filled master suite, complete with an en suite shower room and ample double wardrobes. One of the highlights of this home is its breathtaking panoramic views across Preston Park and beyond to The Downs.

Downstairs, the ground floor seamlessly combines living, dining, and culinary spaces in an open-plan layout. The sleek kitchen features a range of modern units, integrated appliances, and expansive countertops for effortless meal preparation and entertaining. The adjoining dining area offers a welcoming ambiance, with double doors providing seamless access to the patio and garden beyond. Completing the ground floor is a separate utility room, adding convenience to everyday chores, while warm oak flooring and neutral décor throughout create a welcoming atmosphere.

The garden hosts a versatile cabin ideal for remote work or leisure pursuits and convenient access from the side of the property facilitates effortless maintenance and outdoor activities, whether it be disposing of garden waste or storing bicycles. Noteworthy eco-friendly features include solar panels and an impressive Energy Performance Certificate (EPC) rating of B, ensuring both sustainability and cost-efficiency for the discerning homeowner.



- SEMI-DETACHED FAMILY HOME
- DESIRABLE BRIGHTON LOCATION
- PANORAMIC VIEWS
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- OPEN PLAN KITCHEN/DINING/LIVING
- GARDEN/OFFICE ROOM
- SOLAR PANELS
- GCH & DOUBLE GLAZED WINDOWS THROUGHOUT
- SIDE ACCESS TO GARDEN

