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102 Wolseley Road

Brighton, BN1 9ET

£400,000

A well-presented, three/four bedroom, semi-detached, family home on the edge of the Coldean district of Brighton - with views over open fields to the front and free street parking - offered for sale with no onward chain.

Sitting between Brighton and the South Downs National Park, Coldean offers good transport links with easy access in and out of the city centre as well as the A27 and A23, you also have access to the American Express Stadium, Stanmer Park, schools and Brighton and Sussex Universities.

Accommodation on the ground floor comprises an entrance hall, reception room to the front of the house which is currently being used as a bedroom, a sitting room that leads through to the open plan kitchen/dining room which is comprehensively fitted with plenty of cupboard storage and has standing space for appliances and French doors that lead out to the garden, in addition to a shower room/WC with window and utility/boot room with windows and external door.

On the first floor are three bedrooms and a modern white bathroom with a shower bath, WC and wash basin with vanity unit. At the rear is a flat garden laid to lawn with fenced and hedged boundaries, garden shed and side access to the landscaped, front garden.

- Three/four bedroom semi-detached family home in popular location
- Two bathrooms
- Two reception rooms
- Rear garden laid to lawn
- Landscaped front garden
- Open plan kitchen/dining room
- Utility room with external door
- Free street parking
- Council tax band C

Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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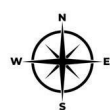
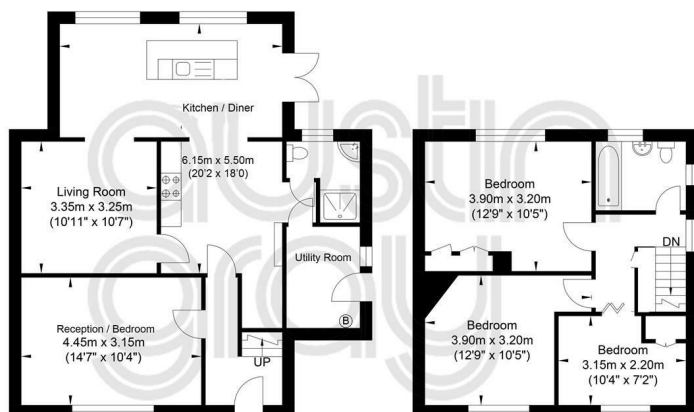
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C

Floor Plan

Wolseley Road, Brighton



Ground Floor
Approximate Floor Area
717.95 sq ft
(66.70 sq m)

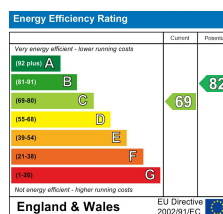
First Floor
Approximate Floor Area
451.33 sq ft
(41.93 sq m)

Approximate Gross Internal Area = 108.63 sq m / 1169.28 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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