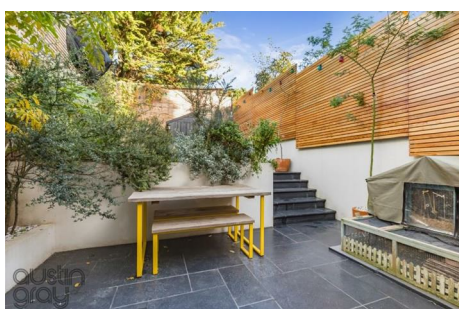


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## 156 Waldegrave Road

Brighton, BN1 6GG

A stunning example of a refurbished, extended, Victorian, family home in the sought after Fiveways district of Brighton.

**£1,000,000**

# 156 Waldegrave Road

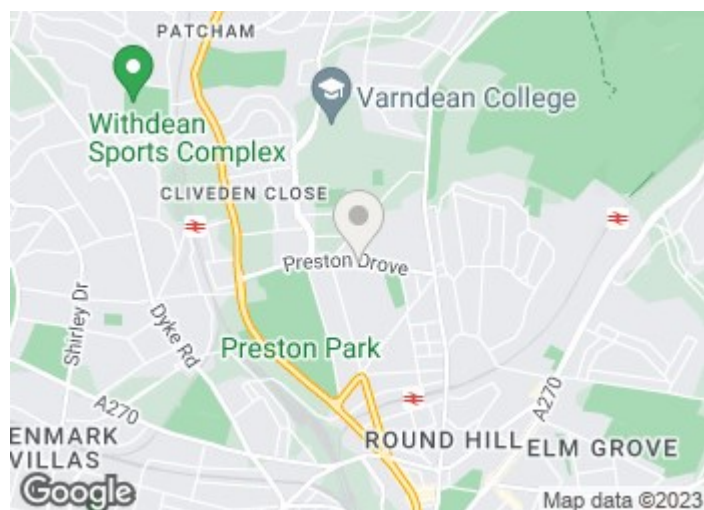
Brighton, BN1 6GG



Waldegrave Road lies adjacent to Stanford Avenue and Preston Drove and is well served by renowned schools catering for all age groups, whilst local shopping facilities can be found at nearby Fiveways. Bus services run close by providing access into the vibrant City centre and seafront and promenade. Furthermore, Brighton mainline, London Road and Preston Park railway stations are all easily accessible providing commuter links with London /The City as well as east and west bound connections.

Ayres House is an immaculately presented home. Seeing is believing. A tiled floor with under floor heating in the entrance hall leads the way through to the spectacular kitchen/breakfast room that is fully equipped with ample storage, central island, underfloor heating, integrated appliances and a feature exposed brick wall and glass roof with doors leading out to the landscaped rear garden. The through living/dining room also leads through to the kitchen and has had ornate cornicing, ceiling roses and fireplaces re-instated in keeping with the era of the property with stripped and polished wooden floors adding to the overall character of the house. A downstairs cloakroom is located under the stairs. Painted stairs with wooden panelling under the dado lead to the first floor where three good size bedrooms and family bathroom are to be found with the converted attic space now providing an additional bedroom and shower room.

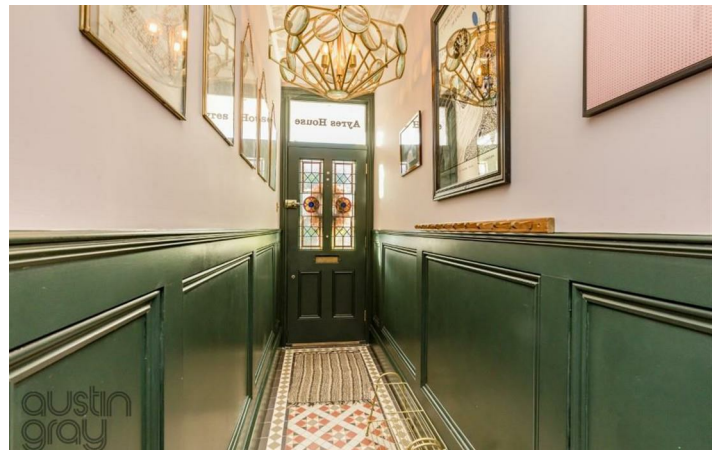
The rear garden has a patio area for dining and steps lead up to the main garden which has useful gated rear access to the twitten which leads out neighbouring Preston drove. Ideal for bringing bicycles etc through to the garden.



## Directions

From our office in Dyke Road travel north until you reach a set of traffic lights with Tesco Express and Petrol station on your left. Take a right turn into Highcroft Villas. follow the road round to the left into Millers Road under the bridge until you get to traffic lights with Shell Petrol station on the right hand side. Take a left turn and immediately turn right at the next lights in to Preston Drove. Waldegrave Road can be found on the righthand side about 600 yards on the right.



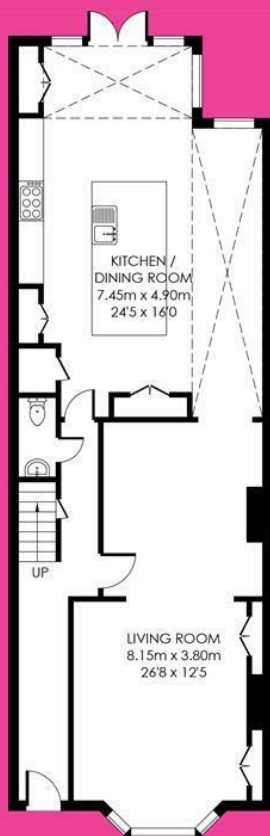




## Floor Plan

### WALDEGRAVE ROAD, BRIGHTON

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GROUND FLOOR

Approximate Floor Area  
784.90 sq ft  
(72.92 sq m)



FIRST FLOOR

Approximate Floor Area  
614.94 sq ft  
(57.13 sq m)



SECOND FLOOR

Approximate Floor Area  
227.11 sq ft  
(21.10 sq m)

Approximate Gross Internal Area = 151.15 sq m / 1626.96 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			78
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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