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17 Victoria Road

Brighton, BN1 3FS

Guide price £1,000,000 - £1,200,000

A beautifully presented, three storey, four bedroom, two bathroom, Victorian residence in the heart of the sought after Clifton Hill and Montpelier Conservation district of Brighton measuring 1430 sq ft/132 sq m offered for sale in good order throughout having been well maintained by the current owners.

Guide Price £1,000,000

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Victoria Road forms part of the highly desirable Montpelier and Clifton Hill conservation area and is within a short walk of Brighton mainline station which is located in Queens Road providing north-bound commuter links with London/the city. The bustling city centre, seafront and promenade are all a short stroll away. Renowned schools catering for all age groups are well represented throughout the city.

As soon as you enter the property you are greeted with character and charm with high ceilings, stripped and polished floors and ornate fireplaces. The beautiful through living and dining room both have working open fireplaces and a door leads out to the pretty walled garden over a wooden bridge from the dining room. The modern white kitchen has a dual aspect with access out to the garden with ample cupboard and drawer storage and space for appliances. The garden itself is unexpectedly larger than you might expect and is paved and easy to maintain with flower and shrub borders and a garden shed.

Stairs lead down to the lower ground floor to two bedrooms and a shower room/WC. There is a separate street entrance to this level which provides versatile accommodation.

From the entrance hall stairs lead up to the half landing to the spacious bathroom/WC with sash window to the side, and further stairs lead to two further double bedrooms. The large front bedroom has a southerly aspect and fitted wardrobes to one wall and window seat to watch the world go by. The rear bedroom has sash window overlooking the rear garden.

Internal viewing is recommended to fully appreciate the spacious and versatile accommodation and the delightful location of this house.



Directions

From our office take the fifth exit at the Seven Dials down Montpelier Crescent and take the fourth turning on the left into Victoria Road and the house can be found on the left hand side.



Floor Plan



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.

**Council Tax
Band: F**

Energy Efficiency Rating		
	Current	Potential
105-120 kWh/m ² A		
81-104 kWh/m ² B		
66-80 kWh/m ² C		
55-65 kWh/m ² D		
45-54 kWh/m ² E		
35-44 kWh/m ² F		
25-34 kWh/m ² G		
Below 25 kWh/m ² Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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