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29 Yardley Street Brighton, BN1 4NU

Guide price £650,000 - £675,000

An immaculately presented three-bedroom end of terrace house with a west facing rear garden in a popular area of Brighton which has a friendly community feel within a short walk of Brighton mainline station.

29 Yardley Street

Brighton, BN1 4NU

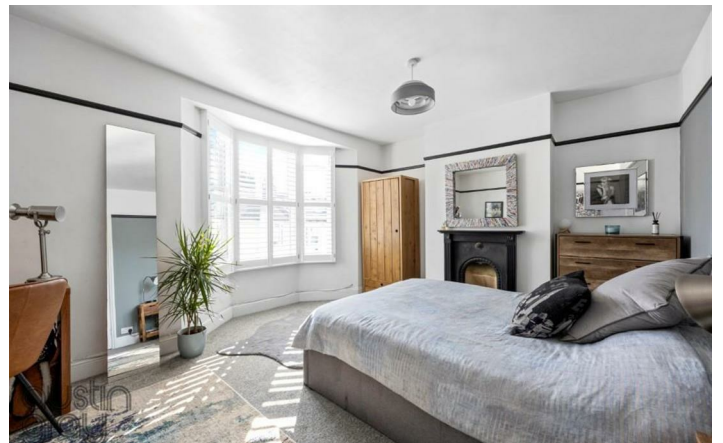


The property is ideally located for commuters, as Brighton Mainline station is a short walk away with links to London and even closer is London Road station with services to Lewes and beyond. Regular bus services run close by providing access into the city itself although it is only a 15-minute walk into the start of the vibrant North Laine area. The Duke of York's Picturehouse is Brighton's much-loved independent cinema, is nearby as is the vibrant open market which is home to independent shops, artist's studios and traders with stalls selling handmade arts and crafts, food and much more. Local pubs and restaurants including the Hare & Hounds, Joker, Open House, Signal Man, Preston Park Tavern and the Roundhill, all close by. The Roundhill is well known for its vegan kitchen serving award-winning plant-based meals. Preston Park is on the doorstep with recreational facilities and large green open spaces.

Through the front door you are greeted by stripped and polished original floorboards with a bedroom to the front and bathroom/WC to the rear complete with freestanding bath and a separate shower. White painted stairs lead down to the open plan kitchen/dining/living room with a log burner in the living area. There is a separate street entrance to this floor from the front which is useful for bringing shopping through. A well fitted kitchen includes a range cooker and integrated dishwasher with a stable door providing access out to the pretty, flint walled, west facing rear garden providing a perfect place to enjoy al fresco dining in the late evening sun. On the first floor are two double bedrooms. The loft space provides the opportunity to create further accommodation if required subject to the necessary planning permissions.

In summary this is a house in turnkey condition benefiting from new windows throughout and a boiler that is only 18 months old which is ready to be passed on to a new owner to enjoy and create their forever home.

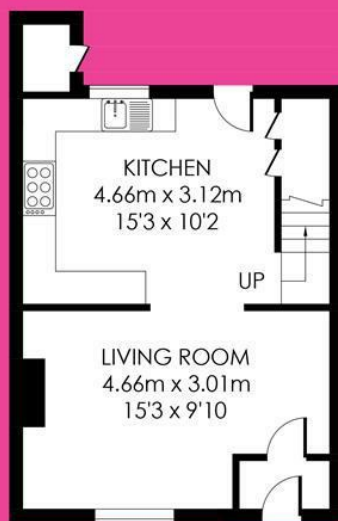




Floor Plan

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YARDLEY STREET



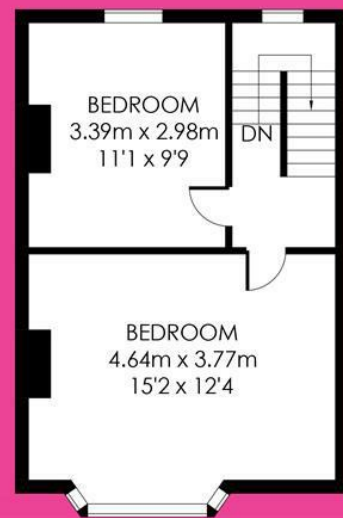
BASEMENT

Approximate Floor Area
321.19 sq ft
(29.84 sq m)



GROUND FLOOR

Approximate Floor Area
356.07 sq ft
(33.08 sq m)



FIRST FLOOR

Approximate Floor Area
356.07 sq ft
(33.08 sq m)



Approximate Gross Internal Area = 96.0 sq m / 1033.33 sq ft
Illustration for identification purposes 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.

**Council Tax
Band: C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-101 kWh/m ² /yr A			89
81-91 kWh/m ² /yr B			
69-80 kWh/m ² /yr C		70	
55-68 kWh/m ² /yr D			
39-54 kWh/m ² /yr E			
21-38 kWh/m ² /yr F			
1-20 kWh/m ² /yr G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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