

austin gray  
first floor office 123-125 dyke road, hove, bn3 1tj  
Tel: 01273 232232  
residential@austingray.co.uk  
www.austingray.co.uk

austin gray



## 85 Eldred Avenue

Brighton, BN1 5EF

### Offers In Excess Of £450,000

A THREE-BEDROOM SEMI-DETACHED family home within the elevated district of WESTDENE, BRIGHTON offered with NO CHAIN and IN NEED OF SOME UPDATING.

Ascending the meandering pathway to the front door, you are greeted by a neat front garden with panoramic views that sweep across the surrounding suburbs. Stepping inside, the entrance hallway has a staircase rising to the first floor, with adjacent doors leading to the kitchen and living room.

The living room, with its red brick fireplace is followed by a glass door to a separate dining room, where sliding UPVC doors extend out onto a patio and rear garden beyond. The dining room leads through to the kitchen and provides additional access to the garden.

Rising to the first floor there are three bedrooms and a family bathroom with separate W/C. The rear garden is terraced and bordered by mature shrubbery, leading to a further patio area, garden shed and a large garage, which can be accessed by a private road to the rear from neighbouring Deneside.

- No Chain
- Sole Agents
- Three Bedrooms
- Gas Central Heating
- UPVC Double Glazed Windows
- Garage
- Prime Location in Westdene
- In Need of Some Updating
- Council Tax Band D

#### 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.



3



1



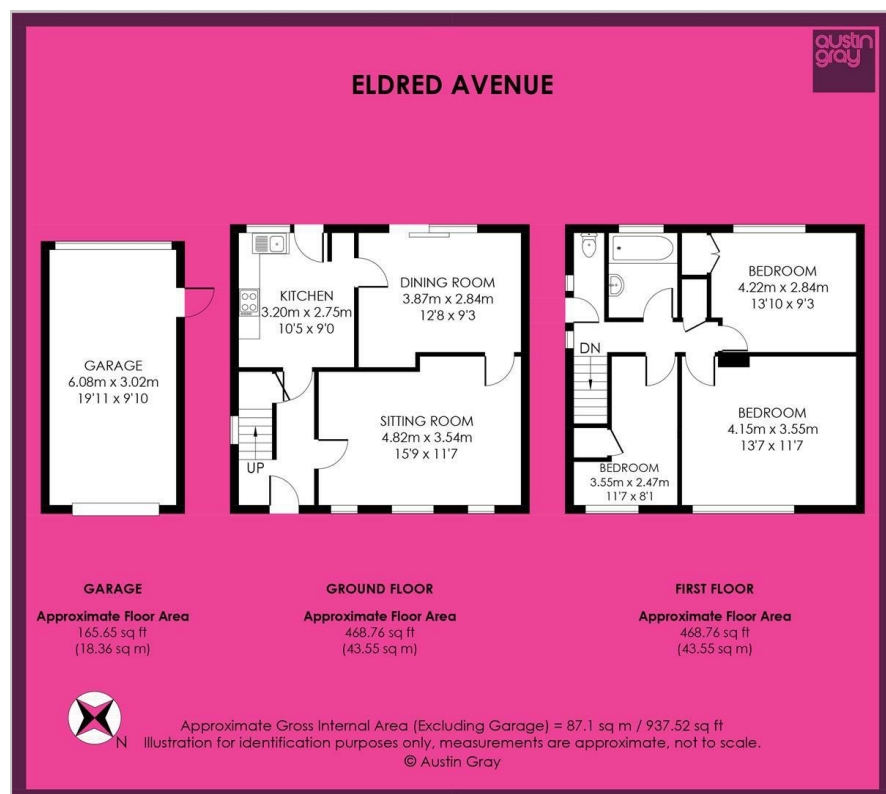
2



D



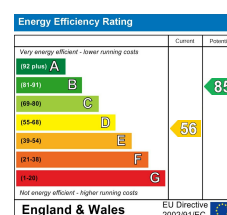
## Floor Plan



## 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.

austin gray

first floor office 123-125 dyke road, hove, bn3 1tj

Tel: 01273 232232

residential@austingray.co.uk

www.austingray.co.uk

austin gray