austin gray first floor office 123-125 dyke road, hove, bn3 1tj Tel: O1273 232232 residential@austingray.co.uk www.austingray.co.uk





13 Tivoli Road

Brighton, BN1 5BG £800,000

Ascending the stairs to the enclosed porch and upon entering through the front door, directly to your left are stairs rising to the first and second floor, whilst ahead glass paned doors open into a spacious kitchen with integrated appliances, dining room and living room

This open plan space is flooded with natural light, enhanced by a skylight lantern in the kitchen and a large bay window with plantation shutters in the living room. The interiors are sleek and bright, featuring light wood flooring throughout and a wood burner fireplace. Two sets of double doors lead out of the kitchen and into a west facing rear garden lined with mature shrubbery. Just off the kitchen, you will find a separate utility room and W/C with further access to the garden.

The first of the rooms is located to the front of the property and is ideal as a guest bedroom or home office.

Rising to the first floor, you will find a large landing leading into three bedrooms and white family bathroom with a bath/shower and W/C. There are two generously sized double bedrooms, along with a third single bedroom, ideal for use as a nursery or dressing room

The second floor consists of a loft space with Velux windows that look down onto the rear garden below, it is a versatile space with potential for further conversion (SNPP)

The property benefits from UPVC windows, gas ce well as space on the small drive for a second ca

- No Onward Chain
- West Facing Rear Garden
- Large Open Plan Kitchen, Living/Dining Room
- Utility Room and Ample Storage
- Potential To Convert Loft Space (SNPP)
- UPVC Windows
- and Off-Street Parking
- cation Close To Preston Park Mainline Statio
- Gas Central Heating
- Council Tax Band: E

Viewing

Please contact our Austin Gray (

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



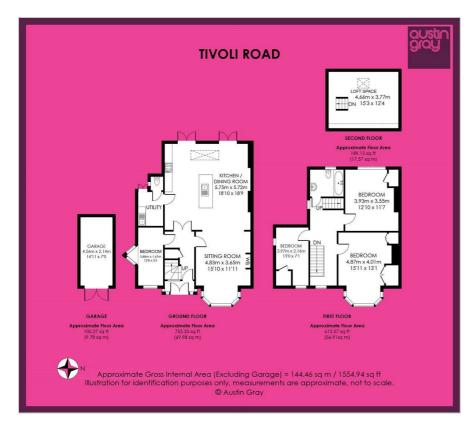






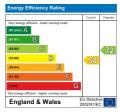


Floor Plan **Area Map**



PATCHAM Withdean Sports Complex VEDEN CLOSE preston Drove Hove Park Brighton Preston Park & Hove Brighton & Hove Old Shoreham P. Map data ©2025 Google Coogle

Energy Efficiency Graph











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