

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



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 central heating and off-street parking in the form of a garage as well as space on the small drive for a second car.

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.

- 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
- Garage and Off-Street Parking
- Great Location Close To Preston Park Mainline Station
- Gas Central Heating
- Council Tax Band: E



4



1

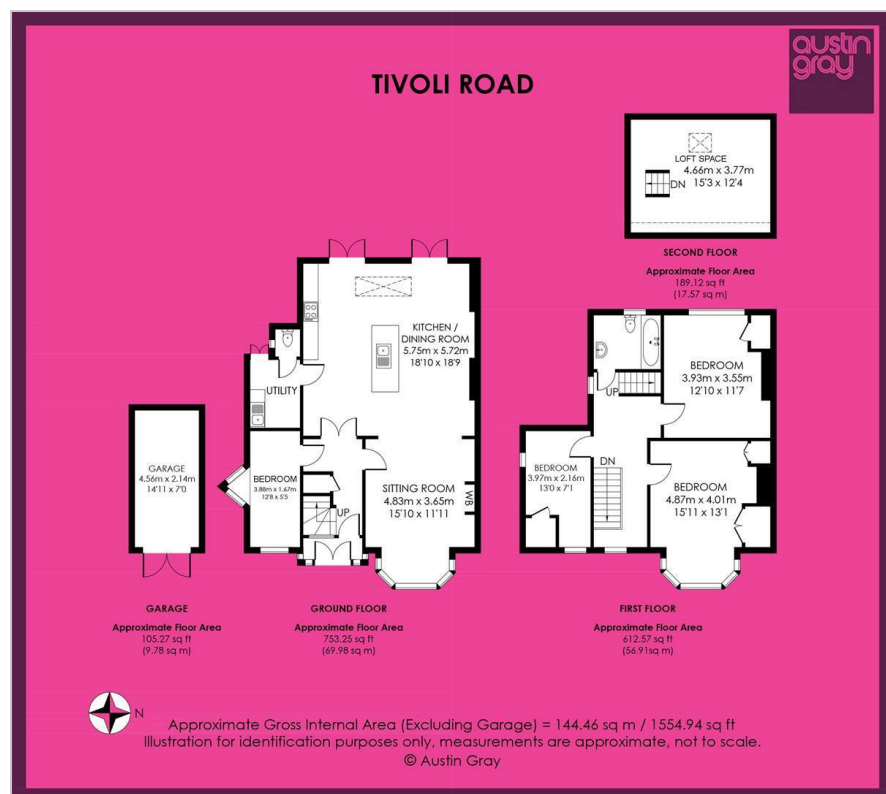


2

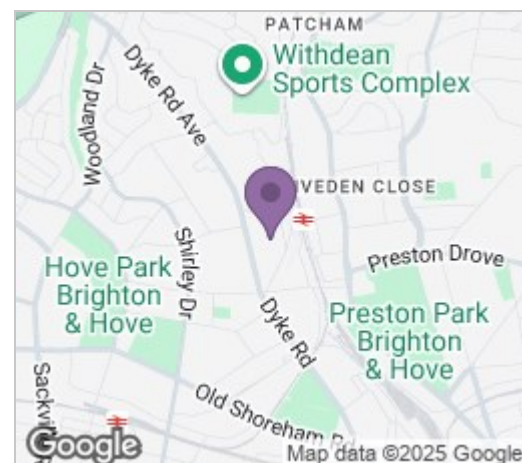


D

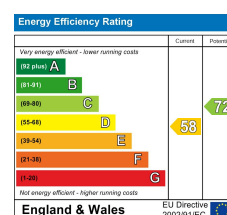
Floor Plan



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