



Coombe Road, Brighton, BN2 4EE
Asking Price £425,000

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A very well presented three bedroom house with south/east facing garden.

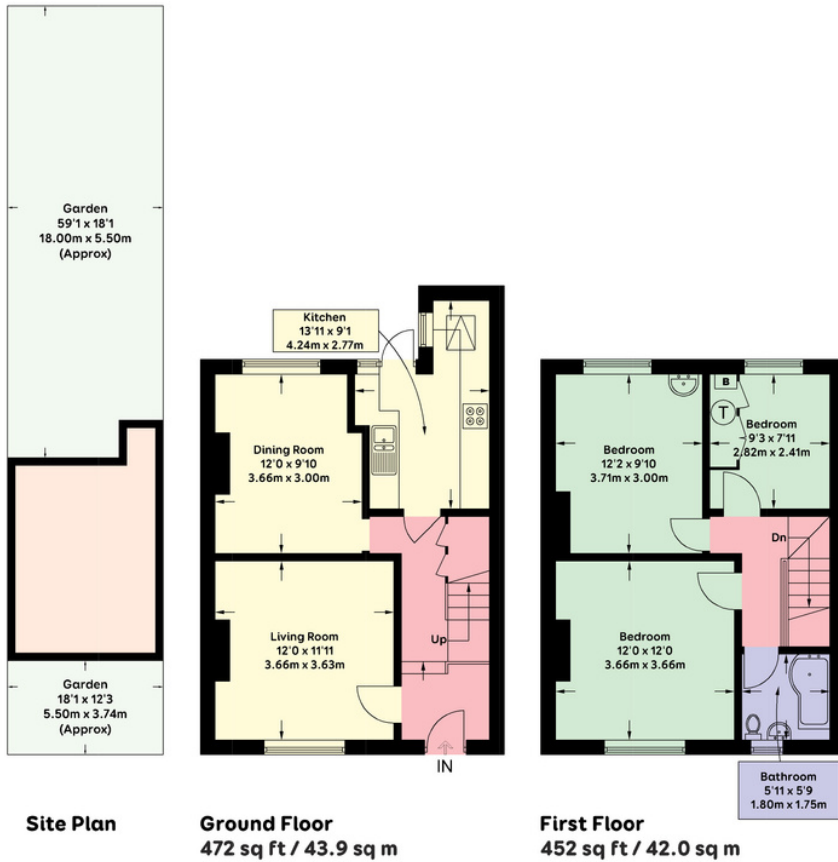
The Property

A beautifully presented mid terraced house located in a popular position convenient for access in and out of the city. The accommodation is arranged over two floors and comprises on the ground floor; entrance hall, living room, dining room and modern fitted kitchen. On the first floor is a landing, family bathroom and three bedrooms. Outside at the front there are steps leading to the front door, and to the rear is a delightful and well maintained south/east facing garden.

The Location

Coombe Road is situated close to the Lewes Road (A270) and is ideally located for local schools, Brighton & Sussex Universities and road links to the A27 and in turn the A23. There are local shops in Coombe Road and a Sainsbury's supermarket on Lewes Road. There are bus services towards Brighton Mainline Railway Station, the seafront and the city centre with its numerous high street & independent retailers, cafes and restaurants.





APPROXIMATE GROSS INTERNAL AREA = **924 sqft / 85.9 sqm**

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only. © Oakley Property 2024



Agents Notes
Tenure Freehold
Council Tax Band C

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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