



Eldred Avenue, BN1

Guide Price £650,00-£700,000

INTRODUCING

Eldred Avenue, BN1

3 Bedrooms | 1 Bathroom | 1 Reception Room | 959 Sq Ft |
Separate annex office & Lawned Rear Garden

Nestled on the desirable Eldred Avenue in Brighton, this well-presented three-bedroom semi-detached house offers an exceptional opportunity for those seeking a blend of comfortable family living and practical home working solutions. Boasting a prime location with excellent access to local amenities, schools, and transport links, this property is an ideal choice for a variety of buyers.

Upon entering, you are greeted by a welcoming reception area that leads into the heart of the home. The ground floor features a spacious and inviting living room, perfect for relaxation and entertaining guests. Natural light floods the space, creating a bright and airy atmosphere. The property benefits from a recently refurbished, modern kitchen, meticulously designed with contemporary fittings, ample storage, and high-quality integrated appliances. This stylish kitchen provides a fantastic space for culinary enthusiasts and family meals alike.

Ascending to the first floor, you will find three well-proportioned bedrooms, each offering comfortable accommodation. These rooms are versatile and can be adapted to suit individual needs, whether as bedrooms, a guest room, or a dedicated study. The modern bathroom has been recently refurbished and includes bath, shower and heated towel rail. The layout is thoughtfully designed to maximise space and functionality.

One of the standout features of this property is the inclusion of a separate annex office. This invaluable addition provides a dedicated and private workspace, ideal for those working from home or requiring a quiet area for hobbies. This detached space offers flexibility and convenience, ensuring a clear separation between professional and personal life.

Externally, the property truly shines. It benefits from a private garage, offering secure parking or additional storage solutions. The rear of the property boasts a beautifully maintained, lawned garden, providing a tranquil outdoor retreat. This private garden is perfect for al fresco dining, children's play, or simply enjoying the sunshine during warmer months. The garden's mature planting adds to its charm and provides a sense of seclusion.









Eldred Avenue is a highly regarded residential street in Brighton, known for its friendly community and convenient access to everything the city has to offer. Residents will appreciate the proximity to local shops, cafes, parks, and reputable schools. Excellent transport links, including bus routes and nearby train stations, ensure easy commuting to Brighton city centre and beyond. The vibrant cultural scene, stunning coastline, and diverse amenities of Brighton are all within easy reach, making this an incredibly attractive place to live.

This charming semi-detached house represents a fantastic opportunity to acquire a versatile and well-appointed home in a sought-after Brighton location. With its modern kitchen, separate annex office, garage, and delightful garden, it offers a complete package for contemporary living. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.



Education

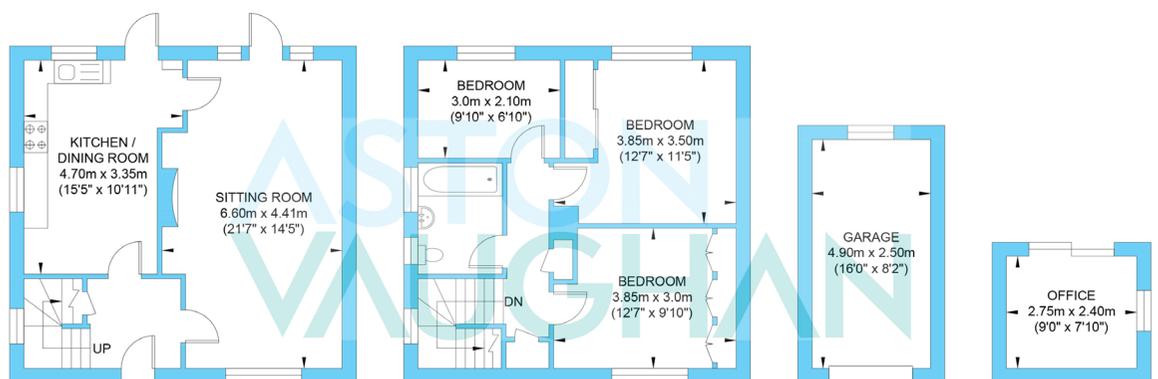
Primary: Westdene Primary or Patcham Infant and Junior Schools

Secondary: Patcham High School Private: Brighton College

Location guide:

Tucked away in the leafy suburbs of Eldred Avenue, this quiet residential stretch offers a peaceful contrast to the vibrant energy of Brighton. Lined with mature trees and wellkept homes, the avenue has a gentle, neighbourly charm that makes it ideal for relaxed walks and everyday living. Its location provides easy access to local green spaces, nearby schools, and convenient transport links into the city centre, while still feeling pleasantly removed from the busier urban pace. Eldred Avenue serves as a calm, picturesque pocket within Brighton's diverse patchwork of neighbourhoods.

Eldred Avenue



Ground floor
Approximate Floor Area
479.53 sq ft
(44.55 sq m)

First floor
Approximate Floor Area
479.53 sq ft
(44.55 sq m)

Garage
Approximate Floor Area
131.85 sq ft
(12.25 sq m)

Outbuilding
Approximate Floor Area
71.05 sq ft
(6.60 sq m)



Approximate Gross Internal Area (Including Garage / Outbuilding) = 107.95 sq m / 1161.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

ASTON
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