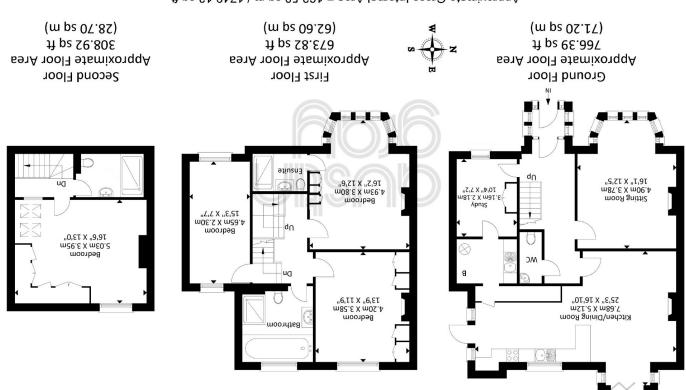


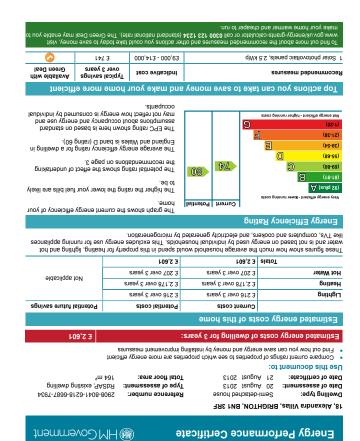




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Approximate Gross Internal Area = 162.50 sq m / 1749.13 sq ft Illustration for identification purposes only, measurements are approximate, not to scale.









A substantial 1920's, four-bedroom, semi-detached family home measuring 162 sq mtrs / 1749 sq ft benefitting from off road parking and conveniently within a few minutes' walk of Brighton mainline station and City Centre.

Having been improved in recent years, this lovely, family home has been sympathetically enlarged to now provide four bedrooms arranged over the first and second floors, two benefitting from en-suite facilities and a spacious family bathroom on the first floor. There is a Vent-Axia Sentinel Kinetic Humidity system fitted throughout the house in addition to a well-equipped Kitchen / dining room with integrated appliances with bi-fold doors which provides access out into the rear garden. Offered for sale with no onward chain and early internal viewing is advised with the vendor's appointed sole agents.

Alexandra Villas is a very peaceful location parallel to Dyke Road being within easy walking distance of Brighton mainline station, providing northbound commuter links with London/the city. The bustling Seven Dials with an array of shops, bars, delis, restaurants and other entertainment facilities is a short stroll away as is the city centre, seafront and promenade.







Glazed door opening into entrance porch with leaded light stainedglass windows.

Stained-glass lead light front door opening into

Entrance hall

Radiator, stairs rising to the upper floors, under stairs storage, wooden floor.

Cloakroom

WC, wash basin beneath, storage beneath.

Office/study

Double glazed window to front, fitted desk, shelving and storage, radiator. Concealed door to utility room.

Sitting room

Double glazed bay window to front, tiled fireplace with fitted real flame gas

Kitchen

Range of composite work surfaces, cupboard storage both above and below, counter sunk one and a half bowl porcelain sink with mixer tap, four ring induction hob and gas ring to one side, extractor hood, integrated double oven, dishwasher, fridge/freezer, pull out larder storage, door to utility room, double glazed windows overlooking the rear garden and to the side with double glazed door to the rear garden open plan to the dining room

Tiled fireplace, period style radiator, down lighters, bi-folding doors overlooking and leading out to the rear garden open plan to the kitchen

Utility room

Stainless steel sink, space and plumbing for washing machine, wall mounted boiler and mega flow tank, door to office/study.

Returning to the entrance hall stairs rise to a half landing.

Bedroom

Dual aspect with double glazed windows to the front and rear, painted wooden floor, radiator.

First floor landing

Further stairs rising to the second floor with storage beneath.

Bedroom

Double glazed window to front, cast-iron fireplace, radiator, fitted wardrobes.

En-suite shower room

White suite with walk in shower, wash basin and storage, WC, mirror double, window to front, towel radiator, under floor heating.

Bedroom

Double glazed window to the rear, radiator and fitted wardrobes.

Family bathroom

White suite comprising of double-ended bath, wash hand basin with storage. large walk-in shower, tiled walls, towel radiator, double glazed window to the rear.

Second floor landing

Access to the roof space

Dual aspect with double glazed dormer window to the rear with far reaching views towards the sea, pair of Velux windows to one side, fitted storage,

Shower room White suite with walk in shower, wash basin with storage, WC, tiled walls and

floor, towel radiator, fitted mirror.

Front garden

Shrubs and palms, off-road parking

Balustraded veranda with storage beneath, steps leading on to lawned garden, flint walled and fenced boundaries, gated rear access.



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

