

# austin gray



# 19 Shaftesbury Road, Brighton, BN1 4NE

## £575,000

A three-storey, four bedroom, Victorian, bay fronted, terraced family home conveniently situated in the popular residential district of Preston Circus and within a short walk of both Brighton and London Road stations.

Shaftesbury Road is a wide tree-lined street adjacent to Stanley Road and Ditchling Rise within a short walk of the City centre of Brighton and Hove and within a leisurely walk of Brighton seafront. Both Brighton and London Road railway stations are a few minutes' walk providing east and west bound links as well as north-bound connections to London/the City. Renowned schools catering for all age groups are well represented in the local area.

Black and white mosaic tiled path leads to a covered entrance and front door that leads into entrance hall with a stripped and polished wooden floor, radiator.

A cloakroom is located under the stairs with a low level WC, pedestal wash basin and space and plumbing for a washing machine.

The through lounge/dining has a sash bay window to the front of the house with a cast-iron fireplace and an archway that leads through to a dining section with a high-level window and steps descend to the kitchen / breakfast room.

Kitchen/breakfast room has a handmade solid wood kitchen, granite working surfaces, four ring gas hob, oven and extractor hood. Space for fridge/freezer and table and chairs, slate and wooden floor. Glazed doors with windows to one side overlook and

lead out to the rear garden.

Returning to the entrance hall stairs rise to half landing.

A spacious and modern bathroom has a white suite comprising of an enclosed shower/ bath, glass shower screen, vanity unit with storage, low-level WC, towel radiator, cupboard housing the combination boiler, opaque double-glazed window to the rear.

On the first-floor landing are two double bedrooms, the first with a bay window to the front enjoying an open aspect, polished wooden floor and radiator. The second bedroom has window to rear with fitted storage, wooden floor and radiator.

Returning to the first-floor landing stairs rise to half landing with a double-glazed window to the rear with rooftop views.

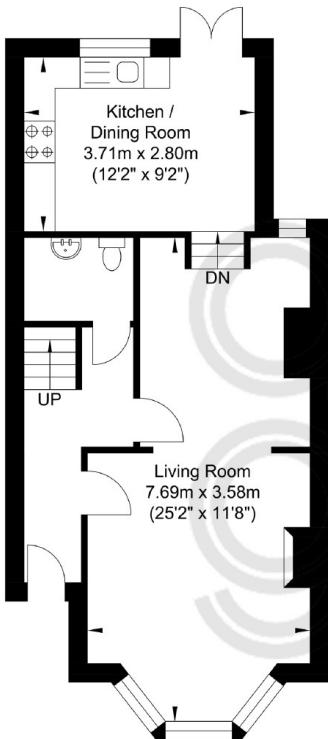
Second-floor landing has access to roof space. There are two further bedrooms on this floor, the first being at the front with sash window and radiator and the fourth bedroom has a Velux window and further storage.

At the front is a small walled garden. The rear garden has a glass covered veranda and steps that lead onto the main garden which is paved with flint walls, contemporary fencing and garden shed.



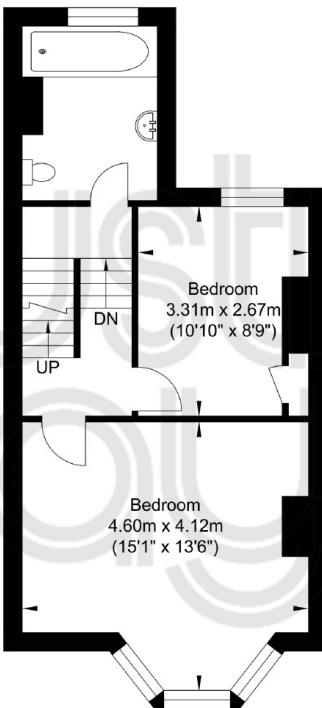
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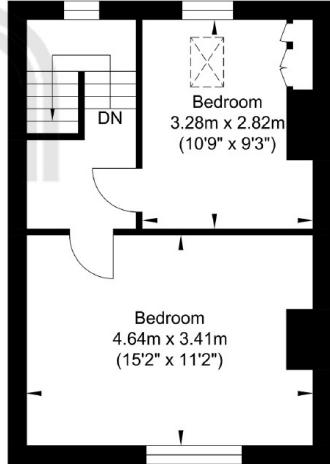
Ground Floor  
Approximate Floor Area

458.21 sq ft  
(42.57 sq m)



First Floor  
Approximate Floor Area

424.42 sq ft  
(39.43 sq m)



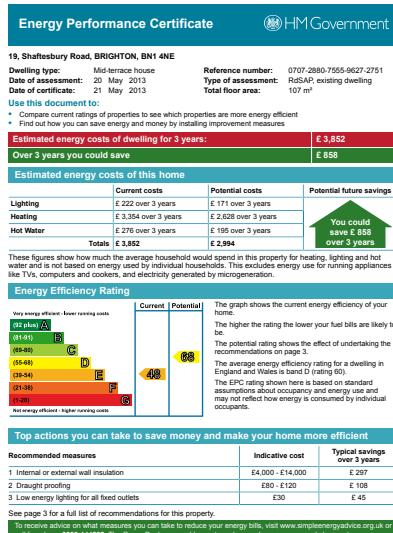
Second Floor  
Approximate Floor Area

338.63 sq ft  
(31.46 sq m)

Approximate Gross Internal Area = 113.46 sq m / 1221.27 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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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.

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