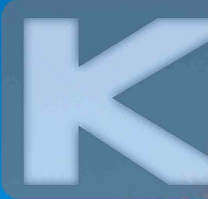


WOODSIDE AVENUE

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BRIGHTON







## KENDRICK PROPERTY SERVICES



*Kendrick Property Services are delighted to offer for sale this extremely rare opportunity to acquire a large detached house that is ideal if you are looking for a renovation project or even to create a brand new home (STPP). This 3/4 bedroom family property is ideally located in a highly desirable area of Brighton with many benefits. Upon entering on the ground floor of the property you will find a good size living room, dining room that has views across Brighton, bathroom and kitchen that benefits from a large larder and direct access to the large rear garden. Moving to the first floor you will find 3 double bedrooms, family bathroom and a separate WC. This property also has its own garage that has a mezzanine level above, which would be ideal for a studio/ home office. Woodside Avenue is situated in the sought after Tivoli district, just off Dyke Road and within easy reach of Preston Park railway station (0.1 miles) with its excellent links to London and Gatwick.*

*This detached house is located just off of a private road in a tranquil position.*

*The area is well placed for access to the A27/A27 road network and Devils Dyke, and is served by regular bus services running to the city centre, Churchill Square & Brighton's famous seafront & promenade. Good local state and independent schools can be found in this district, along with other amenities such as Pavilion and Avenue Tennis Club, Withdean Sports Stadium, Dyke Road Park, Preston Park and Hove Park with all their facilities.*

*This property is truly not to be missed and has huge potential to be developed or even re developed, as others have in the road.*

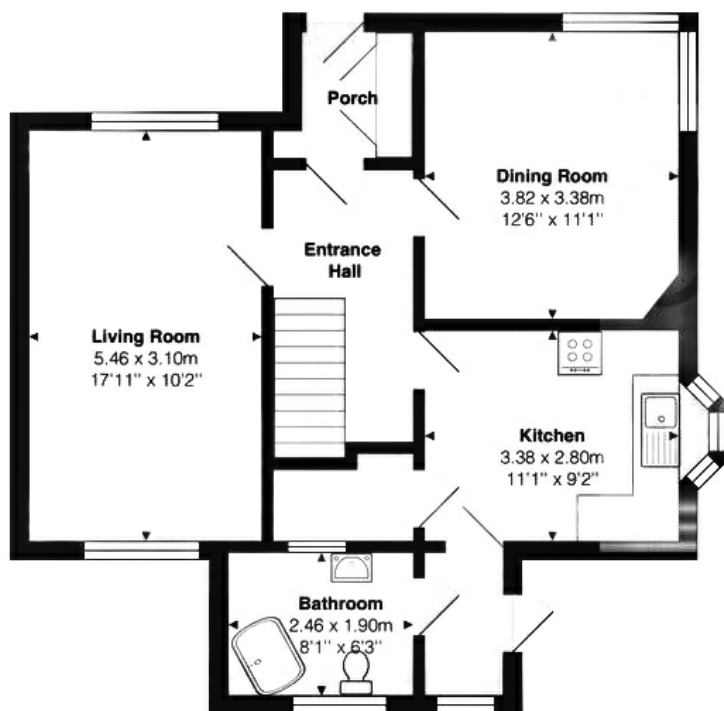




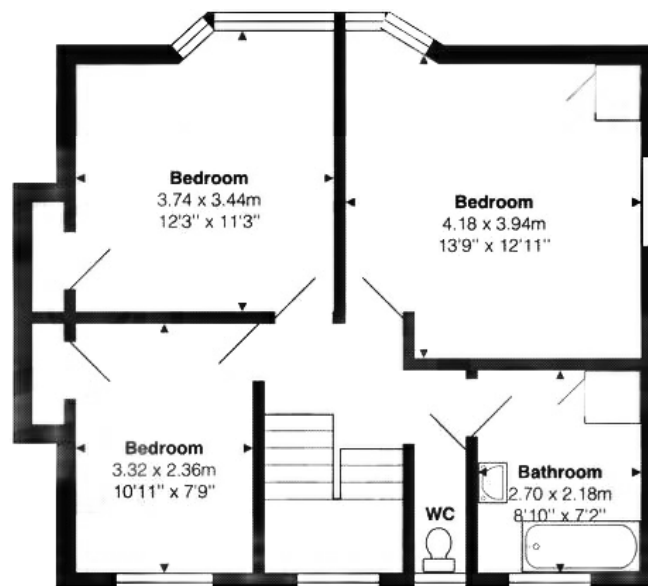
KENDRICK PROPERTY SERVICES





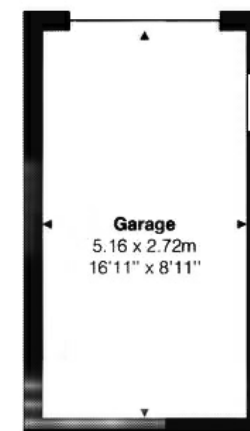


**Ground Floor**  
Area: 61.8 m<sup>2</sup> ... 665 ft<sup>2</sup>  
Heat-Loss Perimeter: 3.5m ... 11ft

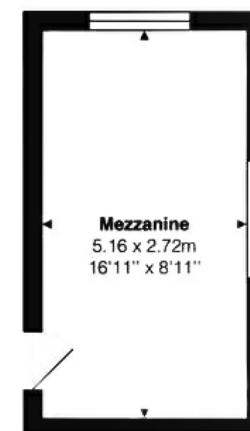


**First Floor**  
Area: 54.1 m<sup>2</sup> ... 582 ft<sup>2</sup>  
Heat-Loss Perimeter: 28.7m ... 94ft

Total Area: 144.0 m<sup>2</sup> ... 1550 ft<sup>2</sup>



**Ground Floor**  
Area: 14.0 m<sup>2</sup> ... 151 ft<sup>2</sup>



**First Floor**  
Area: 14.0 m<sup>2</sup> ... 151 ft<sup>2</sup>



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A. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.

B. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.

C. All measurements are approximate.