

TIVOLI ROAD

BRIGHTON





KENDRICK PROPERTY SERVICES



Kendrick Property Services are delighted to offer for sale this detached 3 bedroom family house that offers huge potential. Upon entering the property, you are greeted with a spacious hallway which leads to the kitchen. Also on the ground is a thru living room/ dining room measuring over 22ft in length. The dining room also offers delightful views over and out to the garden. Moving to the first floor you will find 3 good size bedrooms and a family bathroom. The bedroom to the rear of the property has fantastic views across Brighton and down towards Preston Park station. The rear garden of this property is a real highlight due to its size and versatility given the property's proximity to Preston Park Station. As mentioned, this property has bags of potential and the size of the garden lends itself to a rear extension.

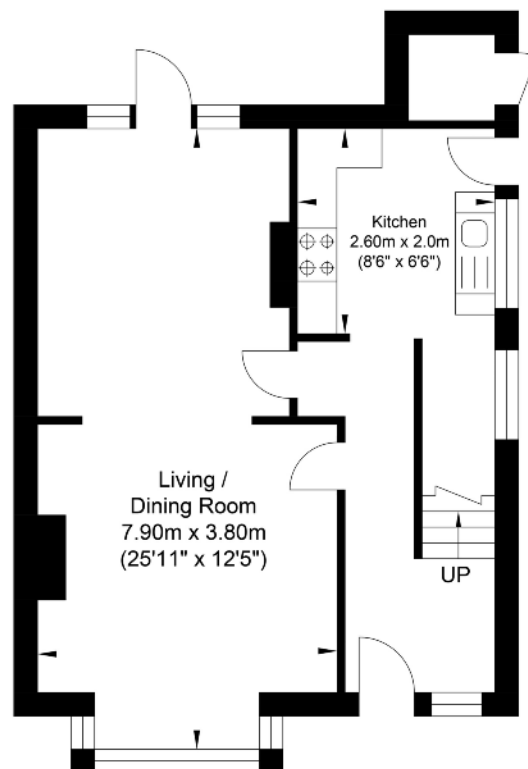
The surrounding area offers access to the A27/A23 road network and Devils Dyke, and is served by regular bus services running to the city centre, Churchill Square & Brighton's famous seafront & promenade. Good local state and independent schools can be found in this district, along with other amenities 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, as others have in the road.



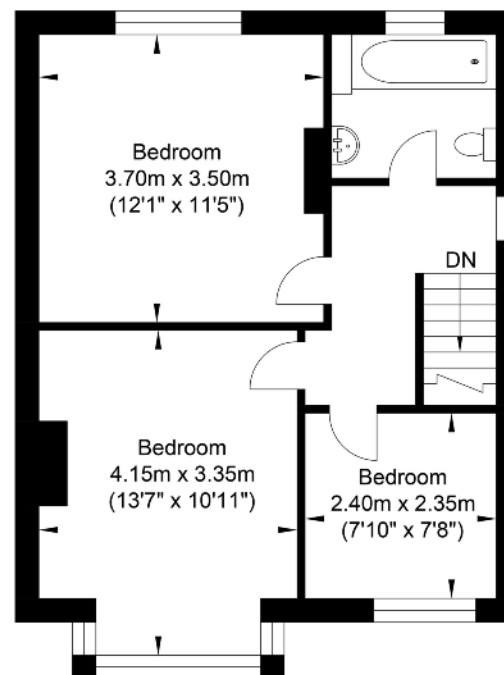
KENDRICK PROPERTY SERVICES



Tivoli Road, Brighton



Ground Floor
Approximate Floor Area
476.62 sq ft
(44.28 sq m)



First Floor
Approximate Floor Area
462.52 sq ft
(42.97 sq m)

Approximate Gross Internal Area = 87.25 sq m / 939.15 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





10 - 12 Lewes Road, Brighton, BN2 3HP

01273 600162

sales@kendrickpropertyservices.co.uk



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.