



61 Chester Terrace
Brighton, BN1 6GB
Asking Price £825,000



61 Chester Terrace, Brighton, BN1 6GB

A lovely 4 bedroom bay fronted Victorian terraced house with a fabulous extended kitchen/dining room and an attractive sunny west facing rear garden. The property is situated in the highly favoured 'Golden Triangle' in the heart of the Preston Park Conservation Area. The property retains some of its original period features with accommodation arranged over 3 floors with 1,378 sqft (128 sqm) of living space comprising on the ground floor: entrance hall, g/f cloakroom/wc, spacious thru' 24' lounge, modern side returned kitchen/dining room with double glazed doors leading directly onto the rear garden. On the first floor there are 3 bedrooms and a modern bathroom with white suite, and on the top floor a 4th bedroom enjoying roof top views over the surrounding area. Outside there is an attractive rear garden with paved patio and additionally a timber home office/garden room. ** VIEWING HIGHLY RECOMMENDED **

Location

Situated in the 'Golden Triangle' in this highly favoured residential area forming part of the Preston Park Conservation Area with numerous local schools within easy reach and with local shopping facilities available in Preston Drive and at Fiveways. Both Preston Park and Blakers Park are close to hand with their recreational facilities, and Preston Park mainline station is within easy walking distance providing a commuter service to Gatwick and London. Local bus services are nearby providing easy access to Brighton city centre and seafront.

Accommodation

All measurements are approximate.

Ground Floor

Inner Hallway

With a front door leading in, stripped wooden floor and a dado rail. Radiator. Staircase leading up to the first floor with storage underneath.

Cloakroom

Low level W/C with push button flush. Wall mounted corner wash basin with tiled splashback. Extractor fan and laminate flooring.

Through Lounge/Dining Room 24'0 max (7.32m max)

Lounge Section 12'9 max x 12'7 max (3.89m max x 3.84m max)

Sash style bay window overlooking the front with plantation shutters. Feature open fireplace with tiled surround and hearth with mantle over. Stripped wooden flooring, picture rail, recessed spotlights and archway through to dining section.

Dining Section 11'0 x 10'3 (3.35m x 3.12m)

Feature fireplace surround with mantle and tiled hearth. Stripped wooden flooring, picture rail, recessed spotlights and doorway into the kitchen/breakfast room

Kitchen/Breakfast Room 16'7 x 14'10 (5.05m x 4.52m)

A side returned, modern fitted kitchen with base units and worktop surface over. Inset sink and drainer unit with mixer tap. Inset 4 ring gas hob with cooker hood over and a fitted oven.

Integrated dishwasher and washing machine. Laminate flooring. Modern vertical style radiator and skylight windows to the return. Double glazed sash style window overlooking the rear garden. Double glazed French doors in wooden frames overlooking and leading out to the rear garden.

First Floor

Landing

With a dado rail and a staircase leading up to the second floor with understairs storage.

Bedroom 1 14'10 x 12'7 max (4.52m x 3.84m max)

Sash style bay window overlooking the front with additional sash window beside, both having plantation shutters. Two radiators and stripped wooden flooring. Fitted wardrobe cupboards into recess with hanging rails and shelving.

Bedroom 2 11'1 x 9'1 (3.38m x 2.77m)

Sash style window overlooking the rear. Feature fireplace surround. Radiator. Laminate flooring. Shelving fitted into the chimney breast recess and fitted wardrobe cupboard with hanging rail and drawers below and storage over.

Bedroom 3 10'2 x 7'10 (3.10m x 2.39m)

Sash style window overlooking the rear. Feature fireplace surround. Radiator. Fitted cupboards with shelving and a wall mounted 'Potterton' boiler.

Bathroom 6'5 max x 5'6 max (1.96m max x 1.68m max)

Fitted with a white suite to comprise an enclosed panelled bath with mixer tap and wall mounted shower fitment over. Wall mounted wash basin with mixer tap. Low level W/C with push button flush. Chrome 'Ladder Style' heated towel rail. tiled walls and flooring, recessed spotlights and 2 windows to the side.

Second Floor

Landing

With a Velux window to the rear.

Bedroom 4 14'11 max x 12'10 max (4.55m max x 3.91m max)

Being a dual aspect room with Velux windows to the front and rear. Two eaves storage cupboards, radiator, recessed spotlights and sloping ceilings.

Outside

Front Garen

Being a formal front garden with a pathway leading to the front door.

Rear Garden

A paved patio rear garden with fencing to the side, flowerbeds and shrubs. Outside water tap.

Home Office 9'1 x 9'1 (2.77m x 2.77m)

A timber office space with doors to the front, laminate flooring, recessed spotlights and desktop space to the rear.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

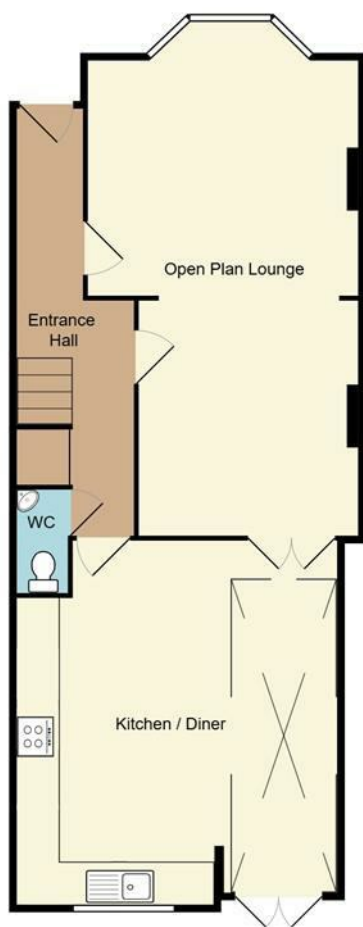
APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Freehold.

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drive, Brighton, BN1 6FJ.





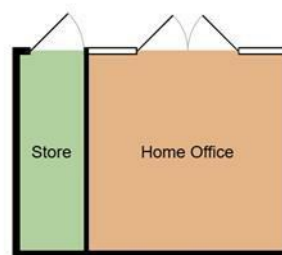
Ground Floor
Area: 57.0 m² ... 613 ft²



First Floor
Area: 49.0 m² ... 527 ft²

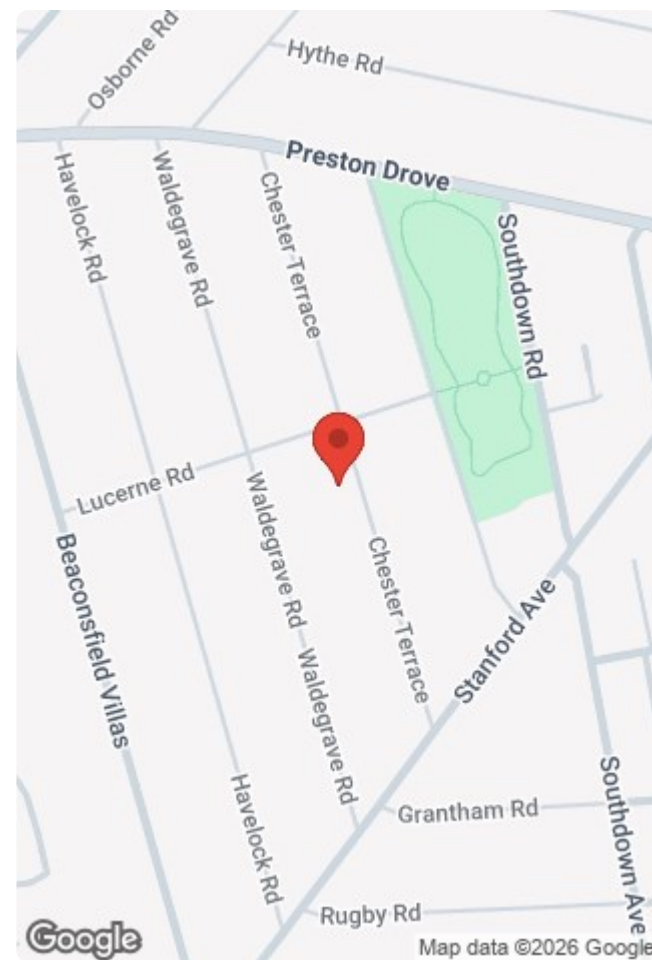


Second Floor
Area: 22.0 m² ... 237 ft²



Garden

Total Area: 128.0 m² ... 1378 ft²
(Excluding Garden Room)
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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