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SELLING HOMES IN BRIGHTON & HOVE SINCE 2002

Trafalgar Road, Brighton, BN41 1GU

Offers In The Region Of £250,000

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A spacious and well-proportioned one-bedroom flat occupying the entire first floor of a converted semi-detached house. Extending to approximately 665 sq ft, the property benefits from its own private entrance, a substantial private driveway, separate garage, extensive boarded loft and a useful outbuilding.













Further Information

The accommodation is accessed via a private entrance, with stairs leading to the first floor. Here, a generous living room features a bay window and brick feature fireplace, while the hallway provides built-in storage and an additional cupboard. There is also a good-sized double bedroom, fitted kitchen and bathroom with a window.

Externally, the property benefits from an impressive private driveway measuring approximately 80 sq m, providing parking for up to three vehicles. A separate garage offers additional storage, while the secure outbuilding provides a versatile space with a range of potential uses. Currently equipped with a 12kW air-conditioning system and dual 16-amp power supplies, it may be particularly suited to buyers requiring dedicated space for server equipment or other IT-related uses.

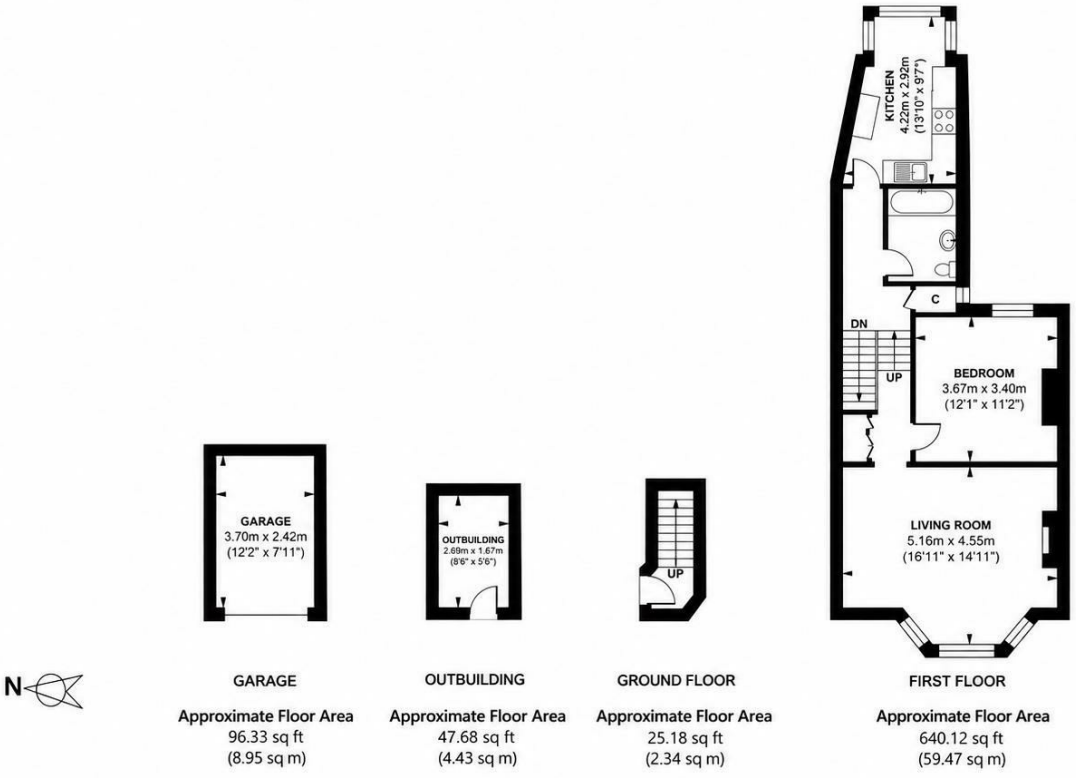
Further storage is available within the substantial boarded loft, which benefits from a window and has a footprint comparable to the combined area of the bedroom, staircase and living room.

The vendor advises that the freehold of the entire building is held by 97A, with the lease for the ground-floor property, known as 97, having been granted by the owner of 97A. Purchasers should ask their solicitor to verify the precise tenure, lease arrangements and any associated rights and obligations.

Trafalgar Road is well placed for the everyday amenities of Portslade, with a good choice of shops, cafés and local businesses along nearby Boundary Road and Station Road. Portslade railway station is within easy reach, providing regular services towards Brighton and along the coast, while local bus routes offer convenient connections into Brighton and Hove.

TRAFALGAR ROAD

Approx. Gross Internal Floor Area (Excluding Outbuilding / Garage) = 61.81 sq m / 665.3 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



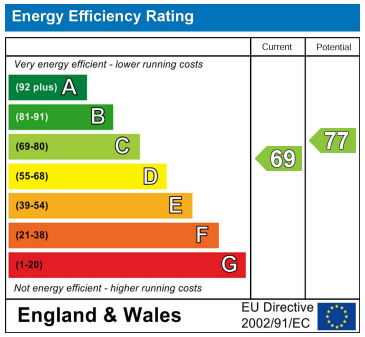


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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.