



## 9 Windsor Street Brighton BN1 1RJ

Asking Price Of: £450,000

- TWO DOUBLE BEDROOMS
- BATHROOM
- MODERN KITCHEN
- LIVING ROOM
- DECKED AREA
- GARAGE/STORE OFFERING PARKING
- CENTRAL LOCATION
- GAS CENTRAL HEATING

This mid terrace house is presented in excellent order throughout offering two double bedroom accommodation that is beautifully finished with a modern kitchen and white bathroom suite. The property features a separate living room and private terrace accessed off the kitchen on the first floor. To the ground floor level is an area ideal for parking and storage that is accessed via an electric garage door. Being sold with no onward chain.

**ENTRANCE HALL** Storage cupboards housing 'Ideal' gas fired boiler.

**KITCHEN** Incorporating stainless steel sink with adjacent matching worksurface having a range of cupboards and drawers under, matching eye level wall cupboards, inset four ring ceramic hob, electric oven and microwave, integrated fridge and dishwasher, tiled floor and splash back, door to terrace.

**LIVING ROOM** Feature cast iron fireplace, fitted cupboard and shelving in alcoves, sash window, radiator, painted and exposed floor boards.

**BATHROOM** White suite comprising panelled bath with mixer tap and shower attachment over, wash hand basin with drawer under, low level w.c., tiled floor, heated ladder style towel rail.

**TERRACE** Decked terrace with space for table and chairs.

## TOP FLOOR

**LANDING** Fitted cupboard, hatch to loft space, UPVC double glazed frosted window.

**BEDROOM 1** Feature fireplace, fitted cupboards and drawers in alcove, sash window, radiator, exposed and painted floor boards.

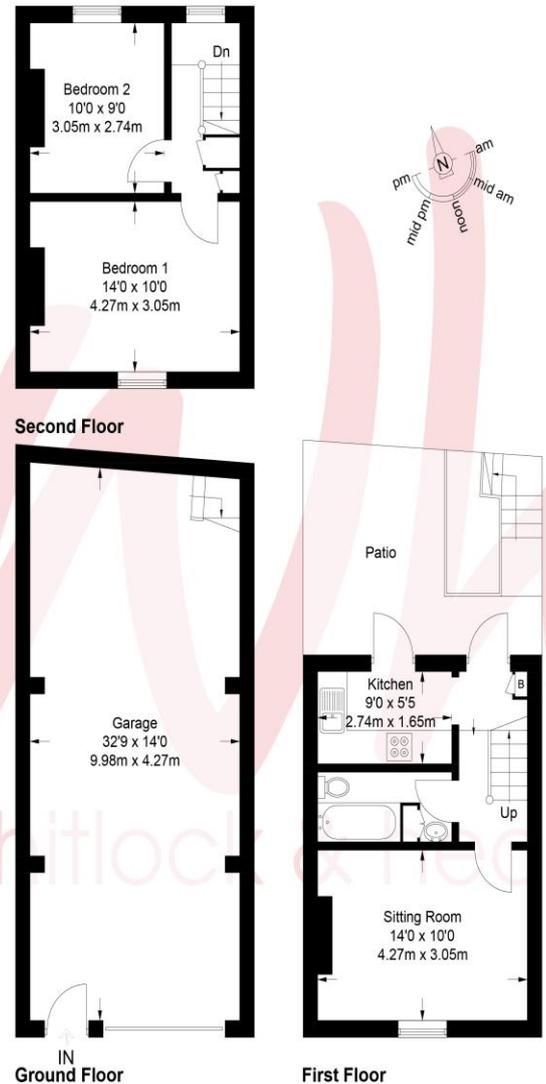
**BEDROOM 2** Feature fireplace, fitted cupboard and shelving in alcoves, radiator, sash window, exposed and painted floor boards.

## OUTSIDE

**ELECTRIC GARAGE DOOR** Leading to ground floor level area with space for parking, storage and plumbing for

washing machine and tumble dryer.

Stairs leading to living accommodation and Terrace.



Approximate Gross Internal Area = 574 sq ft / 53.3 sq m  
(Excluding Garage)

Illustration for identification purposes only,  
measurements are approximate, not to scale. © Whitlock and Heaps 2020

## Portslade Branch

48 Boundary Road, Portslade BN3 4EF  
portslade@whitlockandheaps.co.uk  
01273 422706

## Hove Branch

65 Sackville Road, Hove BN3 3WE  
hove@whitlockandheaps.co.uk  
01273 778577



**Disclaimer:** Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.