



9 Semley Road

Brighton BN1 6EP

Asking Price Of £600,000
Freehold

- THREE BEDROOM FAMILY HOME
- PERIOD PROPERTY
- FIVEWAYS AREA
- NO ONWARD CHAIN

- TWO RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

Whitlock and Heaps are pleased to bring to market this delightful Victorian bay fronted property being presented in good decorative order with three double bedrooms and a family bathroom. To the ground floor there are two separate reception rooms and a kitchen/breakfast room leading onto the garden. This property is brought to market with no onward chain.

Bus routes operate locally making public transport throughout the city simple. The slip road to the A27 is nearby making commutes out of the city easy. Situated in this desirable location within walking distance of local shops and having easy access into the City Centre.

ENTRANCE HALL Radiator, under stair storage, cupboard housing electrics.

KITCHEN Incorporating stainless steel bowl sink with mixer taps and drainer with splashback to rear, vinyl work surfaces with cupboards below and matching eye level cupboards. Space for fridge freezer, Neff oven with four ring gas hob and extractor above, space for washing machine.

LIVING ROOM Bay UPVC double glazed window, radiator.

RECEPTION ROOM Radiator, UPVC double glazed window overlooking side garden.

DINING ROOM UPVC double glazed door to garden, radiator.

LANDING Loft hatch above, radiator.

BEDROOM UPVC double glazed frosted window overlooking garden, radiator, cupboard housing 'Ideal' combination gas fired boiler.

BEDROOM Feature fireplace, radiator, UPVC double glazed window overlooking garden.

BEDROOM UPVC double glazed bay window with separate double glazed window, radiators.

BATHROOM Comprising panelled bath with electric 'Triton' shower over being fully tiled, pedestal wash hand

basin, UPVC double glazed frosted window, radiator.

CLOAKROOM UPVC double glazed frosted window, low level w.c, wash hand basin.

OUTSIDE

GARDEN Patio to side being mainly laid to lawn to rear with outdoor tap.

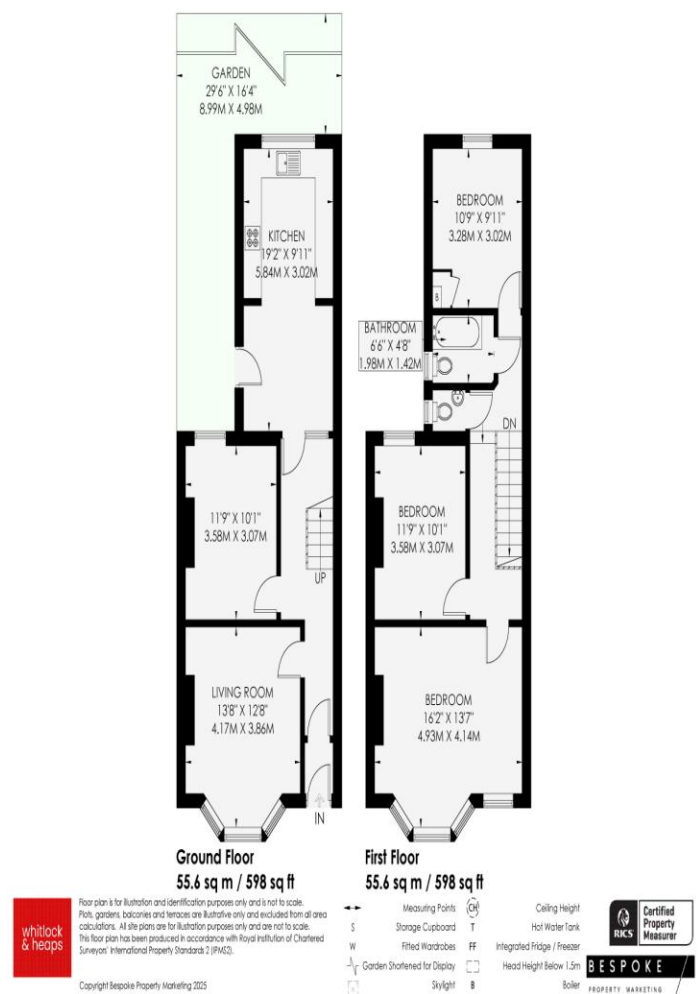
Council Tax Band D (taken www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

SEMLEY ROAD

FIVE WAYS

APPROXIMATE GROSS INTERNAL AREA
111.2 sq m / 1196 sq ft



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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.