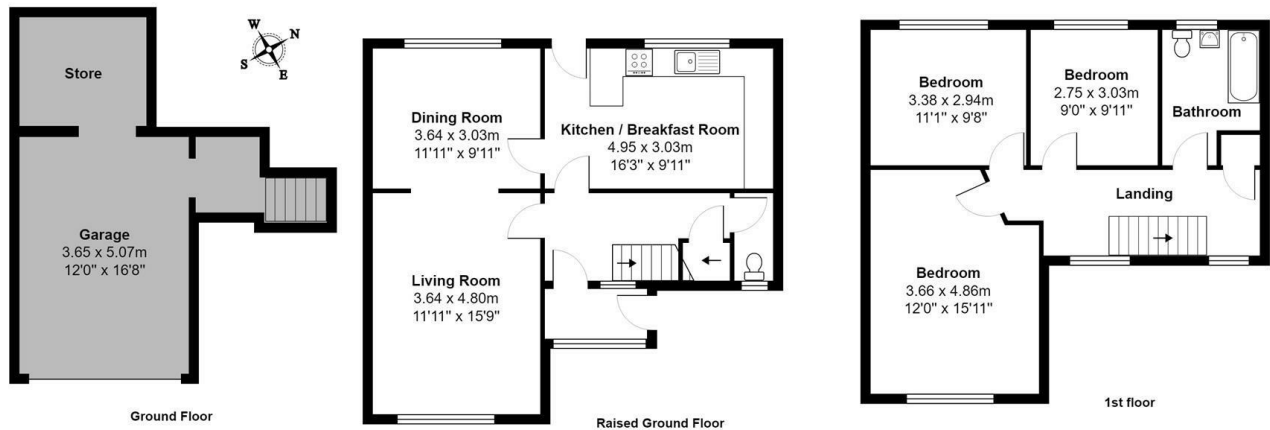




- Semi Detached Family House
- Separate Lounge
- Bathroom & Cloakroom WC
- Westerly Aspect Rear Garden
- Short Walk To A Train Station
- Three Double Bedrooms
- Newly Fitted Kitchen Breakfast Room
- Far Reaching Views
- Integral Garage & Driveway
- No Onward Chain

## Isfield Road, Brighton

Price: £425,000 Freehold



Total Area: 139.8 m<sup>2</sup> ... 1505 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Cox & Co are delighted to bring to the market this well maintained 3 bedroom family home close to Moulscombe train station and universities as well as local bus routes.

This property comprises three well-proportioned bedrooms, one family bathroom, a downstairs WC, a modern newly fitted kitchen and a living/ dining room that is ideal for family living. The property also benefits from a garage, as well as a west-facing garden.

Situated in the popular Hollingdean residential district of Brighton with local shops available nearby in the Crestway and within easy access to local schools, the Fiveways shopping area, frequent bus services and also within easy reach of the Lewes Road, which provides access to Sussex University. Central Brighton & the Seafrent are within approximately a mile and a half.

Isfield Road is an ideal family home and is to be sold with no onward chain ready for vacant possession.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		70	
(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	

