



**126A WARREN ROAD**  
**BRIGHTON, BN2 6DB**

**GUIDE PRICE £350,000 - £400,000**  
**FREEHOLD**

**\*\*For Sale by Auction 6th August\*\*** Guide Price £350,000 - £375,000. A freehold end of terrace 3/4 bedroom house situated in a popular residential location. The property has 3 bedrooms on the first floor plus the benefit of an additional bedroom on the ground floor, which could alternatively be used as a home office or similar, alongside a WC which could be converted to form a shower room. Other benefits include a private rear garden and a garage in a block behind the property. Buyers are advised to review the legal pack prior to bidding.

**Nicholas  
James**  
SALES LETTINGS AUCTIONS





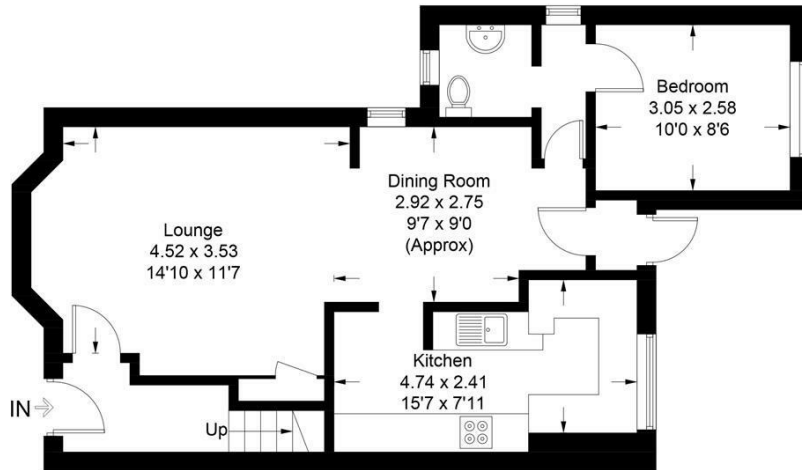




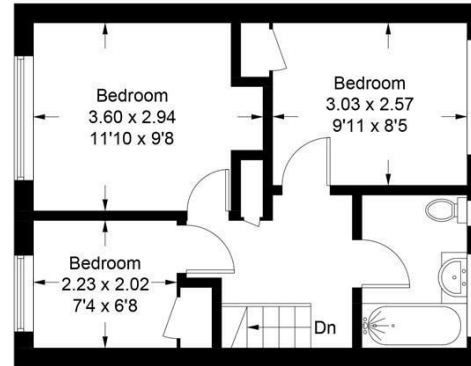


## 126a Warren Road

Approximate Gross Internal Area = 92.5 sq m / 996 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1207065)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

Nicholas  
James

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