



## 12 OAKAPPLE ROAD BRIGHTON, BN42 4YL

£375,000  
FREEHOLD

Guide Price £375,000 - £400,000. Superb, three-bedroom terraced home with far reaching views towards the seafront and the downs.

Situated in a popular residential area, this well-presented three-bedroom terrace house offers spacious living, generously sized garden and ample off street parking, perfect for families or first-time buyers seeking comfort and convenience.

The ground floor features a large, light-filled reception room to the front of the property ideal for relaxing or entertaining. To the rear, a spacious kitchen provides a sociable setting for everyday dining and offers direct access to the beautifully maintained garden with outbuilding to the rear. Upstairs, the first floor comprises three well-proportioned bedrooms and a modern family bathroom, creating a functional and balanced layout for growing families.

Located on Oakapple Road, the property enjoys easy access to a variety of local amenities including coffee shops, pubs, and well-regarded schools. Holmbush Shopping Centre is also nearby, offering Tesco, Marks & Spencer, McDonald's, and Costa for added convenience.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





## 12 Oakapple Road

Approximate Gross Internal Area = 74.7 sq m / 804 sq ft

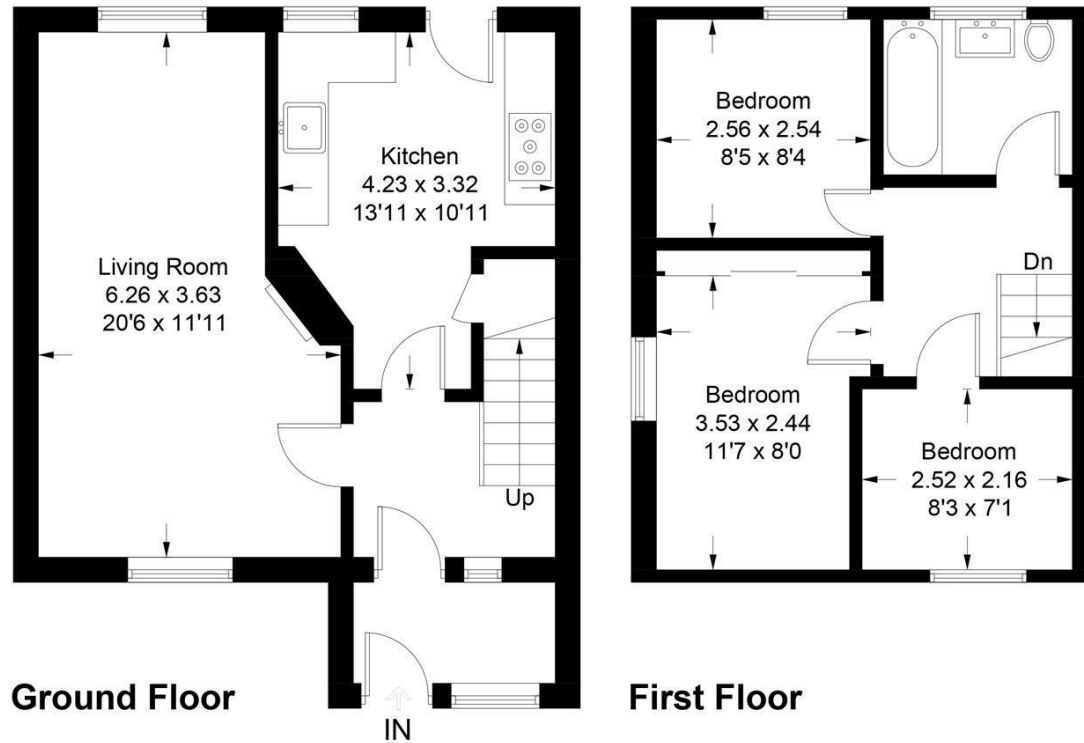
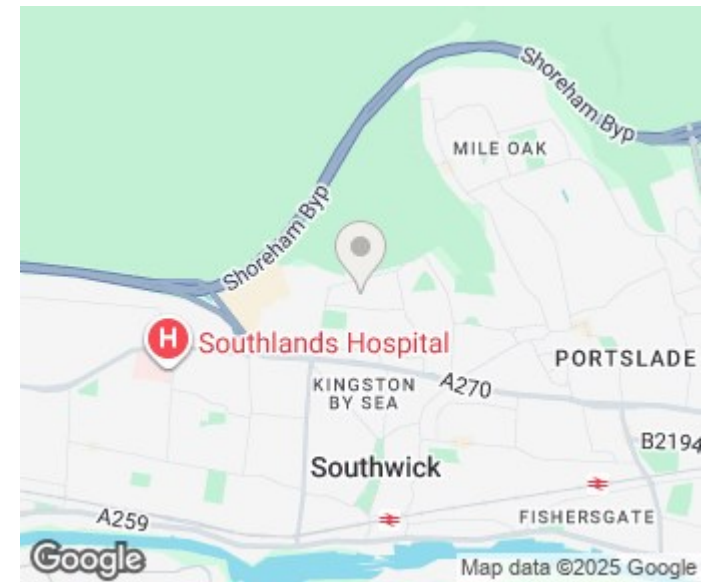


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1233620)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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

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