



## 1 VERNON AVENUE BRIGHTON, BN2 6BF

£480,000  
FREEHOLD

Nestled in the highly sought-after area of North Woodingdean, this superbly presented three-bedroom detached house on Vernon Avenue offers a delightful blend of comfort and convenience. Spanning an impressive 1,130 square feet, this property is perfect for families or those seeking a peaceful retreat close to nature.

The principal suite is a standout feature but additional two bedrooms are also well-proportioned, making them ideal for children, guests, or even a home office.

Other features of this home include a modern family bathroom and a conservatory leading onto the lovely sized sunny rear garden.

One of the key advantages of this home is the off-street parking, accommodating several cars. Furthermore, being just a stone's throw from the stunning South Downs, you will have easy access to breathtaking landscapes and outdoor activities, making it an ideal location for nature enthusiasts and dog walkers alike.

In summary, this charming detached house on Vernon Avenue presents an excellent opportunity to secure a lovely family home in a vibrant community, with the added benefits of spacious living areas, a beautiful garden, and proximity to the natural beauty of the South Downs and excellent transport into the city.

**Nicholas  
James**

SALES LETTINGS AUCTIONS









# 1 Vernon Avenue

Approximate Gross Internal Area = 105.0 sq m / 1130 sq ft

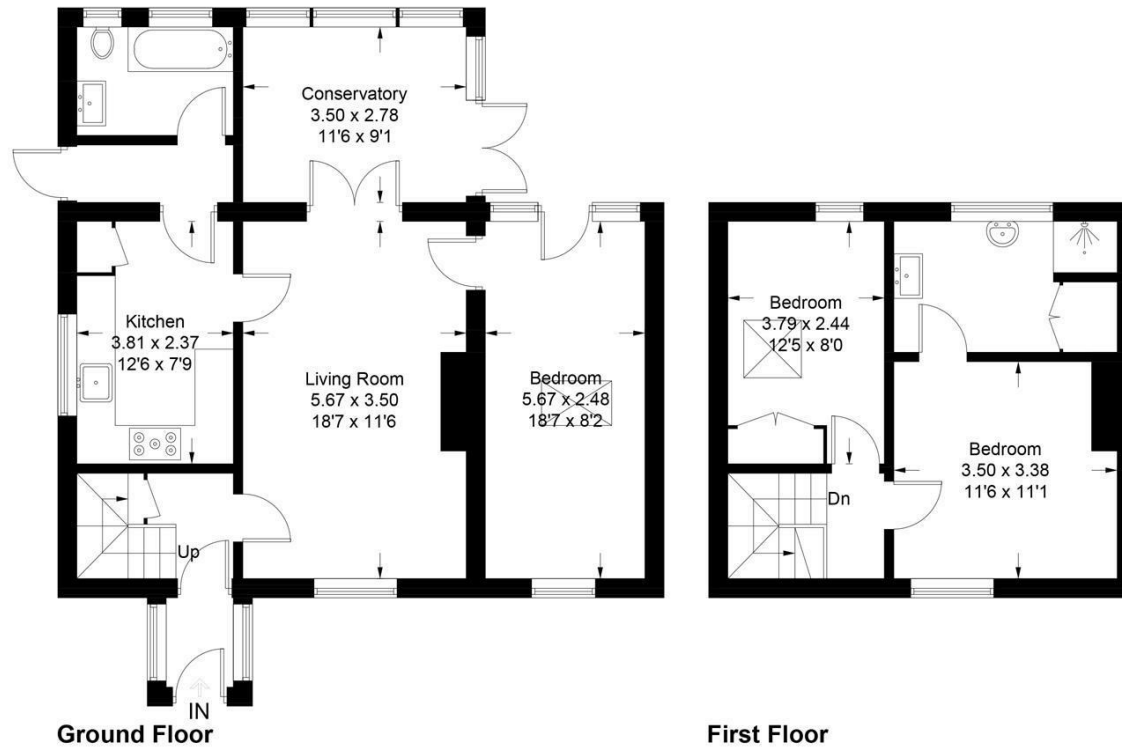


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1242823)



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

Hove Sales  
Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

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

**Nicholas  
James**

SALES LETTINGS AUCTIONS