



20 WALDEGRAVE ROAD BRIGHTON, BN1 6GE

£3,000 PER MONTH

Superb three bedroom semi-detached home moments from Preston Park. Benefitting from a great layout, high ceilings, well proportioned rooms all combine to make the perfect family home. Comprising; bay fronted living room, second reception room perfect as an office space, large kitchen / dining room leading out to a low maintenance rear garden with outbuilding that has electric and separate WC. Upstairs you have 3 double bedrooms, modern three piece bathroom suite and additional WC.

Waldegrave Road is a highly sought-after tree lined residential road running between Preston Drove and Stanford Avenue. Within easy walking distance is a comprehensive range of local shopping both at Fiveways and Preston Village. Preston Park and London Road railway stations also being within easy reach. Brighton City centre with its comprehensive shopping, theatres, cinemas and fine range bars and restaurants and the Seafront are all less than 2 miles distant.

**Nicholas
James**

SALES LETTINGS AUCTIONS





20 Waldegrave Road

Approximate Gross Internal Area = 102.6 sq m / 1104 sq ft
 Shed = 10.9 sq m / 117 sq ft
 Total = 113.5 sq m / 1221 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1272941)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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