



## 15 WOLSELEY ROAD BRIGHTON, BN41 1SS

FREEHOLD

GUIDE PRICE £450,000 - £475,000. A truly immaculate period house offering a delightful blend of character and modern living. With its impressive three double bedrooms including a superb principle suite on the first floor and further large family bathroom on the first floor, this property is perfect for families or those seeking extra space.

The property boasts spacious through lounge diner, which is ideal for entertaining guests or enjoying family meals. The room is bathed in natural light, creating a warm and inviting atmosphere.

One of the standout features of this property is the lovely west-facing garden, which offers a perfect spot for relaxation and outdoor gatherings.

The impeccable presentation throughout the home reflects a keen attention to detail, making it move-in ready for its new owners.

In summary, this beautifully presented and extended period house on Wolseley Road is a rare find, offering spacious living, a lovely garden, and a prime location, conveniently situated near local amenities, schools, and excellent transport links to London with both Fishersgate and Portslade Station nearby, making it an great choice for those looking to settle in a vibrant community.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





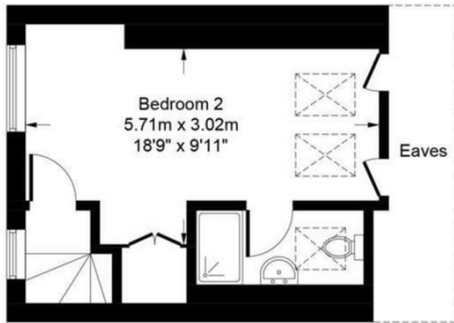




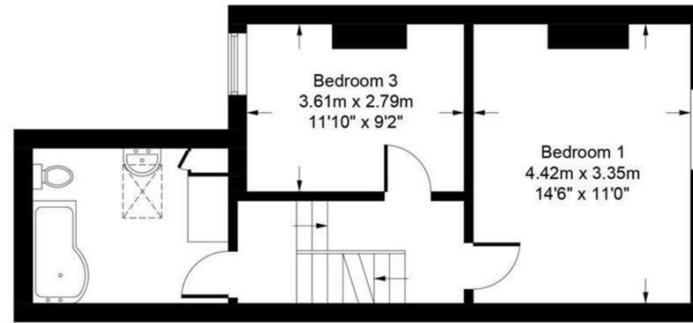


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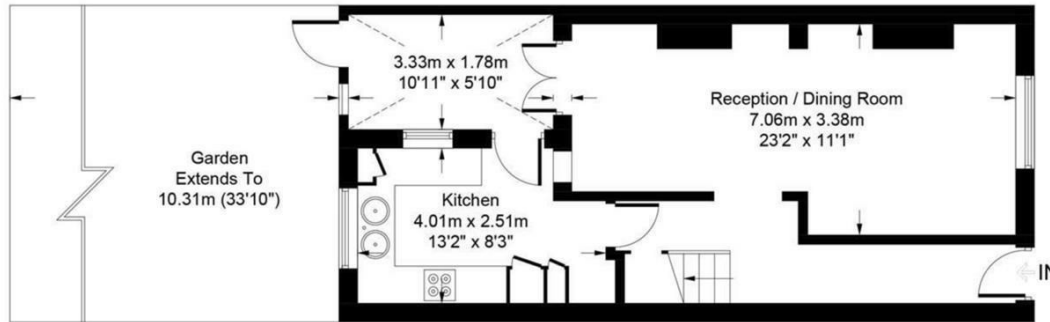
Approximate Gross Internal Area = 113.7 sq m / 1224 sq ft



Second Floor



First Floor



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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	

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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