



1 TIVOLI ROAD BRIGHTON, BN1 5BG

£3,000 PER MONTH

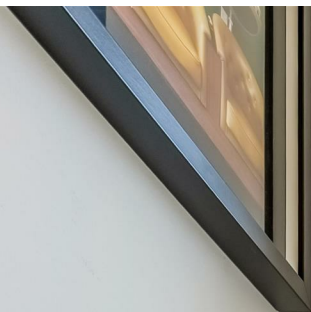
Superb four bedroom detached family home, moments from Preston Park. This modern family home has been well designed to allow plenty of natural light throughout, with downstairs comprising; bay fronted living room, under stair W/C, well presented kitchen with large island centre piece, appliances included and access out to the well maintained garden space. Upstairs you will find four bedrooms all neutrally decorated throughout and three piece bathroom suite. The property further benefits from off street parking, underfloor heating on the ground floor and fully double glazed throughout.

The property is perfectly positioned being within easy reach of the popular Seven Dials with a range of shops and restaurants, only 1/2 mile from Preston Park station. The City centre is within walking distance and there are good transport links providing easy access to surrounding areas.

**Nicholas
James**

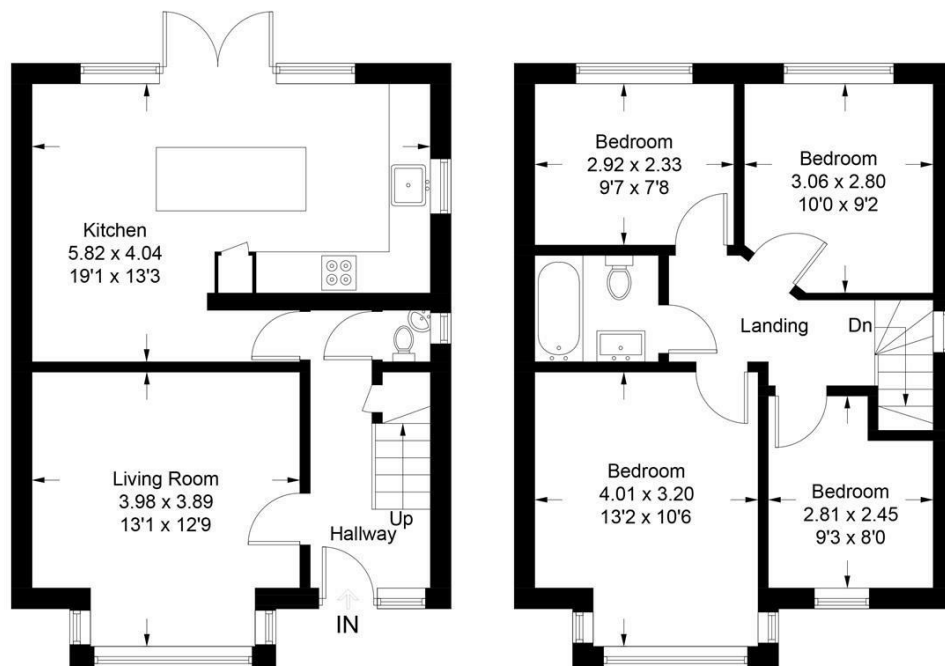
SALES LETTINGS AUCTIONS





Tivoli Road

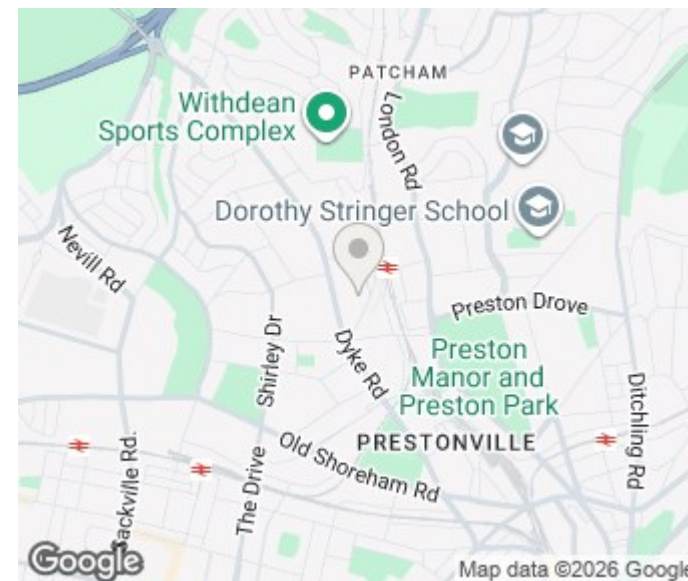
Approximate Gross Internal Area = 89.7 sq m / 965 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1305311)



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

84

65

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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