



House - Terraced (EPC Rating:)

**78 COVENTRY STREET, BRIGHTON, BN1
5PQ**

£2,350

**ASTON
VAUGHAN**
Sales and Lettings



4 Bedroom House - Terraced located in Brighton

*** 4 DOUBLE BEDROOMS // IDEAL FAMILY HOME // POPULAR PORT HALL & SEVEN DIALS LOCATION ***

This ideal family home is located within easy reach of the ever popular Seven Dials, and is less than 15 minutes walk to Brighton Station!

There are many sought after schools in the immediate area, and the street itself is wonderfully quiet, with a real sense of community in the local Port Hall area.

The house benefits from 4 good sized double bedrooms, one of which has an en-suite and a juliet balcony offers views over Preston Park towards the South Downs. On the first floor is a large living room with an ornate fireplace, spanning the full width of the property and boasting 4 big windows offering plenty of light!

The house will be professionally cleaned throughout prior to move in.

Sorry this property cannot accept students/sharers.

Available immediately, unfurnished.



Coventry Street



Ground Floor
 Approximate Floor Area
 480.60 sq ft
 (44.65 sq m)

First Floor
 Approximate Floor Area
 480.60 sq ft
 (44.65 sq m)

Second Floor
 Approximate Floor Area
 249.29 sq ft
 (23.16 sq m)

Approximate Gross Internal Area = 112.46 sq m / 1210.50 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Call us on

01273 253000

Energy Performance Graph

info@astonvaughan.co.uk

www.astonvaughan.co.uk

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	

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 are advised to recheck the measurements.