



House - Terraced (EPC Rating: B)

**116 WOODBOURNE AVENUE, BRIGHTON,
BN1 8EJ**

£2,301

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom House - Terraced located in Brighton

Nestled on the charming Woodbourne Avenue in Brighton, this delightful end-terrace house offers a perfect blend of modern living and comfort. Built in 2016, this property boasts a contemporary design that is both stylish and functional.

Spanning an impressive 926 square feet, the house features three well-proportioned bedrooms, providing ample space for relaxation and study. The open plan reception room is inviting and versatile, perfect for entertaining friends or enjoying quiet evenings in. The property also includes a modern bathroom, designed with convenience in mind.

One of the standout features of this home is the rear garden, which offers a private outdoor space for enjoying the fresh air, hosting barbecues, or simply unwinding after a long day. The garden is a rare find in student accommodation, adding to the appeal of this property.

In addition to its attractive features, this house is energy efficient, ensuring that you can enjoy a comfortable living environment while keeping utility costs manageable. The location on Woodbourne Avenue places you within easy reach of local amenities, transport links, and the vibrant atmosphere of Brighton, making it a prime choice for those looking to immerse themselves in this lively coastal city.

Property description

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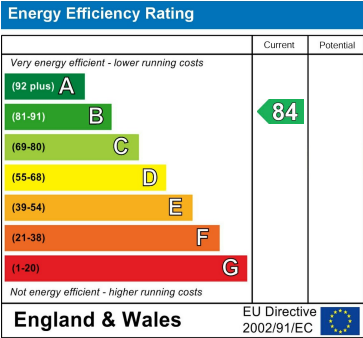
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Council Tax Band
B

Energy Performance Graph



Call us on
01273 253000
info@astonvaughan.co.uk
www.astonvaughan.co.uk

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.