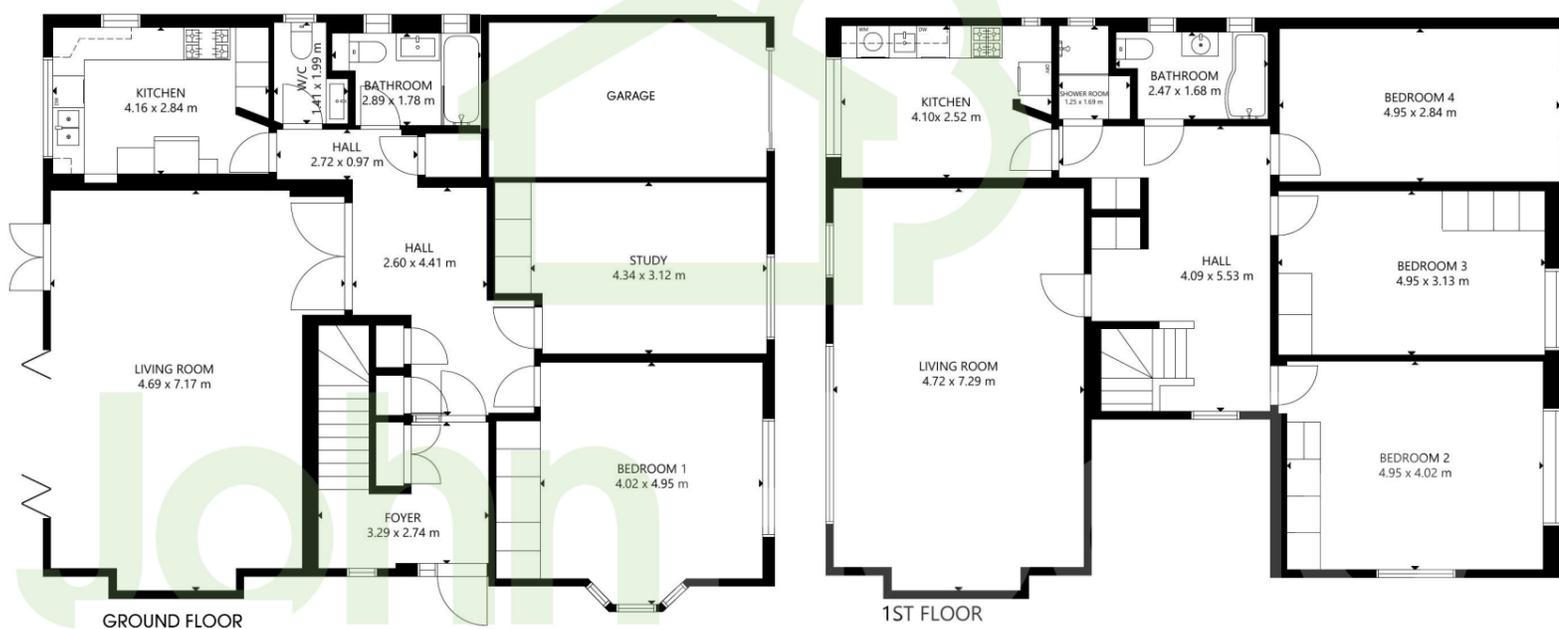
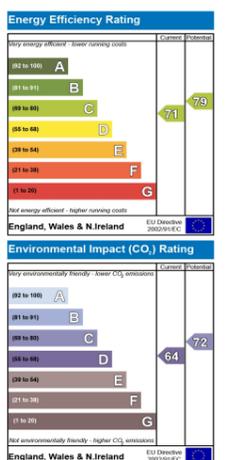




Wincombe Road, Brighton, BN1 5AR
 £925,000



GROSS INTERNAL AREA
 TOTAL: 263 m²
 DOWNSTAIRS 1: 129 m², 1ST FLOOR: 134 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

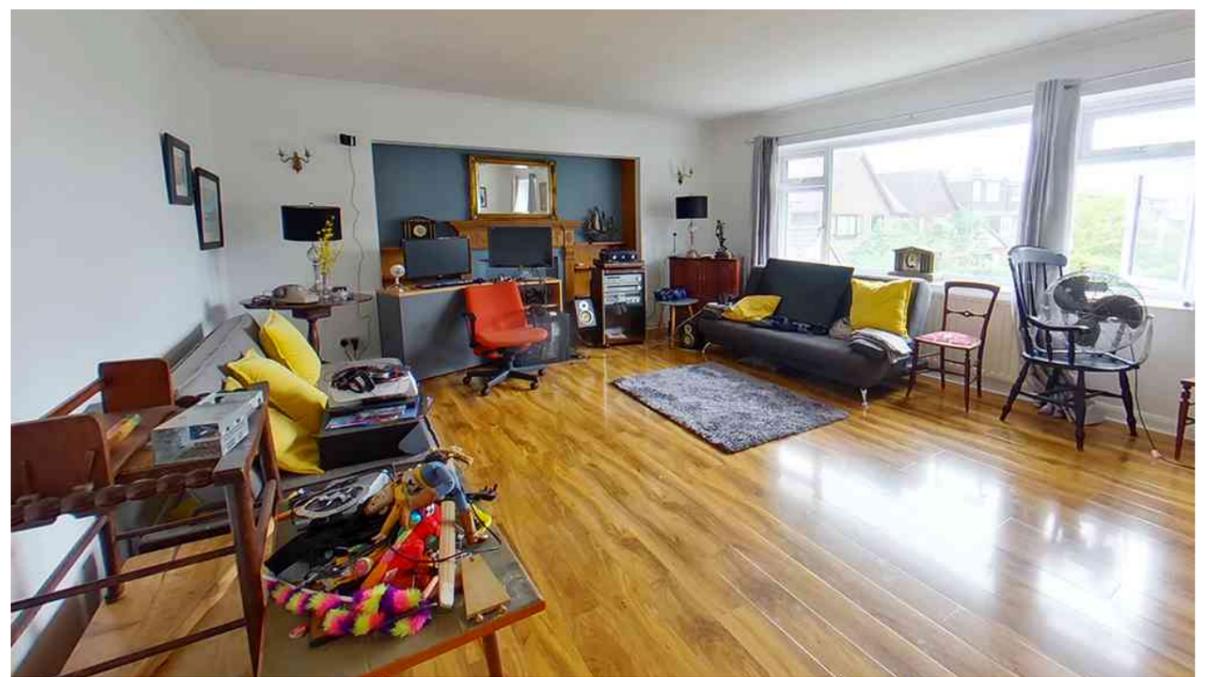




John Hoole Estate Agents are delighted to offer this substantial and versatile detached property. With up to six bedrooms if so desired, or five bedrooms and a study perhaps, the property benefits from some very spacious accommodation throughout. With a very generously proportioned lounge/dining room leading onto a south facing garden, two garages and off-street parking for at least three more vehicles, there really is a lot on offer. All bedrooms are good sized doubles and there is tremendous scope to arrange the accommodation to best suit the needs of the family. Internal inspection is advised to fully appreciate its potential. The location of the property is highly sought-after, being within easy reach of commuter links and in catchment to renowned schools in the area. Local amenities include gastro pubs, Dyke Park, tennis courts, Tesco Express and within a short walking distance, the popular area of Seven Dials offers an array of boutiques, artisan bakeries and eateries. There is a regular bus service to take you into Brighton city centre via the train station and beyond to outlying villages.

Although currently on one title but arranged as two flats, the formal separation could be undertaken without planning consent.

Planning permission is also in place for the conversion of existing dwelling house (C3) to form two 1no bedroom flats, one 2no bedroom flat and one 3no bedroom flat (C3) with new front balcony at first floor level, revised fenestration and other associated works.



- LARGE FAMILY HOME
- VERSATILE ACCOMMODATION - SCOPE FOR SEPARATE FLAT
- 5/6 DOUBLE BEDS, FIRST FLOOR MASTER BED CURRENTLY AS A LOUNGE
- DETACHED WITH 2 GARAGES AND PARKING SPACES
- SOUTH-EAST FACING PATIO GARDEN
- GENEROUS PROPORTIONED BEDROOMS
- GREAT LOCATION FOR COMMUTERS

