



Bonchurch Road

Brighton

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A beautifully presented and deceptively spacious four-bedroom Victorian terraced home, thoughtfully arranged across three floors.

Combining character features with stylish contemporary finishes, this superb family home offers versatile accommodation, a landscaped rear garden and direct access to William Clarke Park, affectionately known locally as "The Patch".

The property is approached via an attractive pastel-toned façade and opens into a welcoming entrance hall leading through to a generous dining room, ideal for entertaining, complete with feature fireplace and warm wood flooring. To the front of the house, the cosy living room enjoys an abundance of natural light and is centred around an exposed brick chimney breast with a wood-burning stove, creating a charming focal point.

To the rear, the modern fitted kitchen offers ample worktop and storage space with integrated appliances and views over the garden, making it a practical and sociable space for everyday living.

The upper floors provide four well-proportioned bedrooms, including an impressive principal suite occupying the second floor with fitted wardrobes and a contemporary en-suite shower room. The remaining bedrooms are arranged over the first floor alongside a stylish family bathroom, offering flexible accommodation for families, guests or home working.

Outside, the landscaped rear garden provides a wonderful extension of the living space with paved seating areas, mature planting and useful storage. A particularly rare and desirable feature is the direct access from the garden into William Clarke Park ("The Patch"), offering immediate access to green open space perfect for families, dog walkers and outdoor entertaining.

Bonchurch Road is ideally positioned close to an excellent range of independent cafés, shops and pubs, while Brighton city centre, the seafront and mainline railway station remain all within easy reach.

▶ *Asking Price* £650,000

4



1



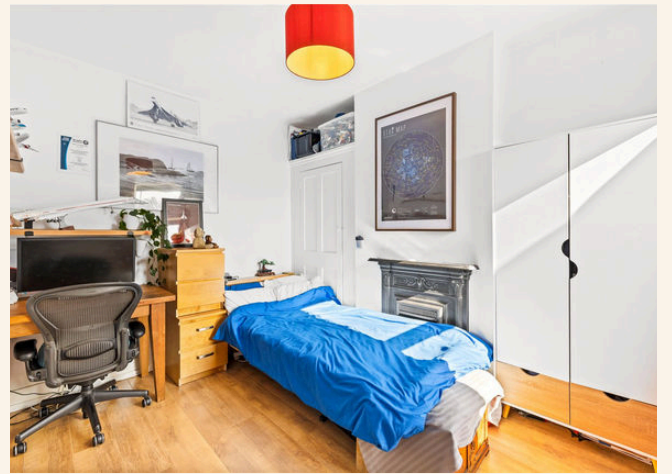
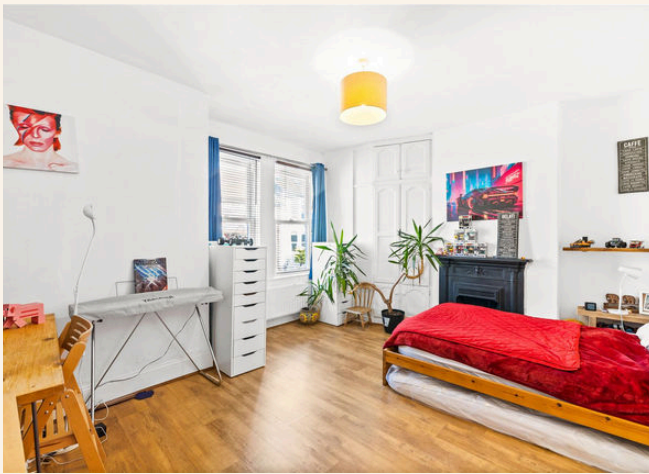
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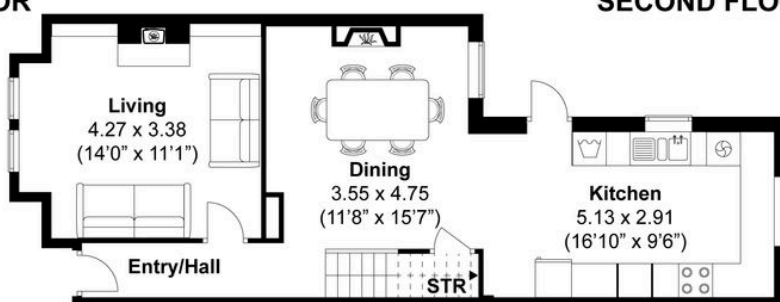
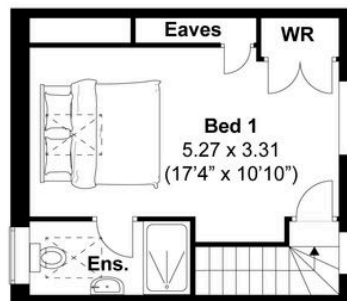
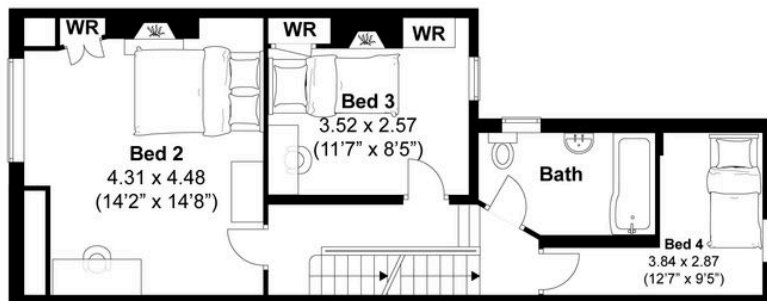
TOTAL FLOOR AREA:

138.3 sqm / 1488 sqft

Bonchurch Road, Brighton

Approximately 138.3 sqm (1488 sqft)

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Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.

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94 Church Road, Hove, BN3 2EB

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