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# Bentham Road, Brighton, BN2 9XB

## £1,750 Per month

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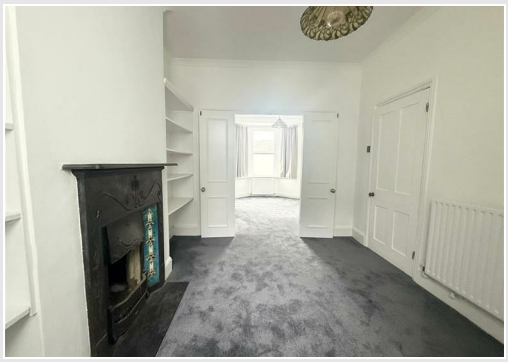




- Fresh décor and new carpets
- Two double bedrooms
- High ceilings, cornicing and original floorboards
- Private courtyard garden with decking
- Modern bathroom with separate bath and shower
- Lounge and dining room with double doors between

naea | propertymark PROTECTED
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TDS Tenancy Deposit Scheme
PRS Property Redress Scheme

# Bentham Road, Brighton, BN2 9XB
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## Summary

Set on Bentham Road in Brighton, this two bedroom terraced house combines original period charm with fresh, neutral décor. Cast iron fireplaces feature in nearly every room, and the high ceilings, cornicing and exposed floorboards give the whole house a bright and characterful feel.

The ground floor has a lounge and dining room, which can be opened up or separated using the double doors. Both have alcove shelving, new grey carpets and original tiled fireplaces. At the rear is a kitchen with direct access to the courtyard garden. Upstairs are two bedrooms and a stylish modern bathroom.

Outside is a private courtyard garden with a decked seating area, a paved patio, a raised planting bed and a useful storage store.
two bedroom Victorian terrace on Bentham Road, Brighton, with period fireplaces and a private courtyard garden

### Lounge
13'7 x 10'6 (4.14m x 3.20m)
A generous reception room with a cast iron fireplace with recessed shelving to both alcoves, ornate coving and newly fitted grey carpet. Double doors open through to the dining room.

### Dinning Room
11'7 x 8'5 (3.53m x 2.57m)
There is plenty of space for a dining table and chairs, and the double doors to the lounge make it easy to entertain. cast iron fireplace, built-in alcove shelving and a window overlooking the garden.

### Kitchen
11'6 x 7'1 (3.51m x 2.16m)
Good size kitchen with solid wood worktops, a freestanding gas cooker with extractor hood, space for fridge freezer, washing machine. A door leads directly to the courtyard garden.

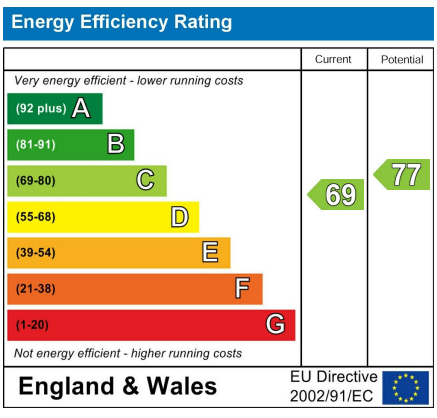
### Bedroom 1
14 x 13'5 (4.27m x 4.09m)
A large, bright double bedroom with a bay window and a further side window, which give a lovely amount of natural light. It has built-in wardrobes and drawers, and sanded wooden floorboards

### Bedroom 2
11'8 x 9'1 (3.56m x 2.77m)
A well-sized second double bedroom with a cast iron fireplace, exposed floorboards and neutral décor

### Bathroom
A modern bathroom with a panelled bath with mixer tap, a separate glazed shower cubicle with electric shower, and a vanity unit with countertop basin and wooden worktop. There are white metro-style tiles, an illuminated mirror

### Rear Garden
A private, enclosed courtyard garden with a raised decked seating area, slate paved patio and a raised planter bed, plus a handy storage cupboard. It is low maintenance and suited to potted plants and outdoor dining.

### Useful Information
Council Tax - C
EPC - C
Parking Zone - V










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