

**ELLIOTTS**



 **SCAN ME**

**92 Rugby Road, Brighton,  
Offers Over £900,000**





# 92 Rugby Road Brighton, BN1 6ED

Elliotts are delighted to offer for sale this impressively modernised Victorian terrace home is this highly sought after location, which is arranged over two excellent floors with a total floor area of 122 Sq.Mt / 1321 Sq.Ft.

Accommodation includes; an attractive period lounge, separate dining room, a refurbished, modern South facing kitchen/breakfast room that also gives access to the South facing garden. Heading upstairs there are three double bedrooms and a modern bathroom/WC

Offers Over £900,000



- Victorian Terrace Home
- Period Lounge / Separate Dining Rm
- GF Cloakroom - GFCH
- Good Size Bathroom/WC
- Highly Desirable Location

- 122 Sq.Mt / 1321 Sq.Ft
- Fantastic Kitchen/Breakfast Room
- Three Double Bedrooms
- South Facing Rear Garden
- Sought After Local Schools



An excellent opportunity to purchase a superb example of a late Victorian terrace, having been sympathetically updated to high standard whilst all the time looking to retain it's character and charm.

The accommodation is very well laid over two excellent floors and has generous room sizes throughout which include; a feature period lounge, separate dining room and a stunning newly fitted South facing kitchen/breakfast room. There is also the advantage of a GF WC on this floor.

Heading upstairs there are three really good size bedrooms, with special mention going to the stunning principle bedroom and a very well fitted bathroom/WC.

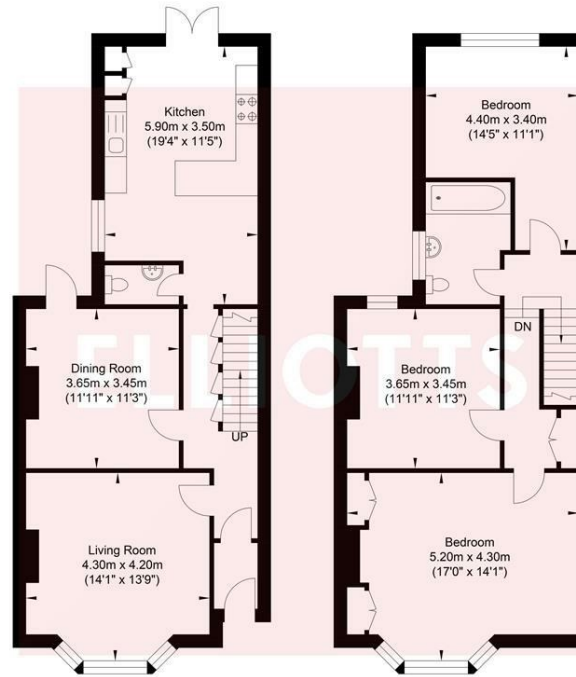
Rugby Road is ideally located close to Downs Infant and Junior Schools, as well as secondary schools that include Varndean and Dorothy Stringer. There are plenty of local green spaces, and great transport links, but you are also only a short walk from everything this vibrant coastal city has to offer. The A23 and stations are also within easy reach, for those requiring fast links to Gatwick or London on a daily or weekly basis.





## Floorplan

### Rugby Road, Brighton



Ground Floor  
Approximate Floor Area  
657.45 sq ft  
(61.08 sq m)

First Floor  
Approximate Floor Area  
664.34 sq ft  
(61.72 sq m)

Approximate Gross Internal Area = 122.80 sq m / 1321.80 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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