



37 TIVOLI ROAD BRIGHTON, BN1 5BG

£4,200 PCM

Available Now! Fantastic five-bedroom detached family home! This superb property has been cleverly designed for modern day living, benefiting from bright and spacious rooms across three floors with a layout offering plenty of flexibility. The ground floor focal point is the most amazing kitchen/dining area complete with centre island and bi-folding doors leading out to the well-maintained private garden space. Amazingly there is still space for an office, utility room, separate W.C. and additional reception room/ playroom. Upstairs there are five double bedrooms, the master benefitting from en-suite along with two further bathrooms. Additional benefits include off street parking and an integral garage.

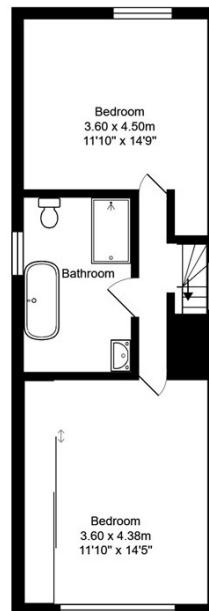
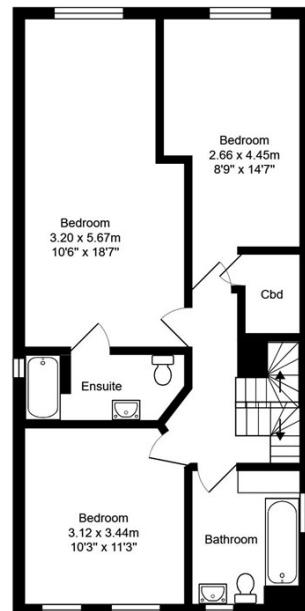
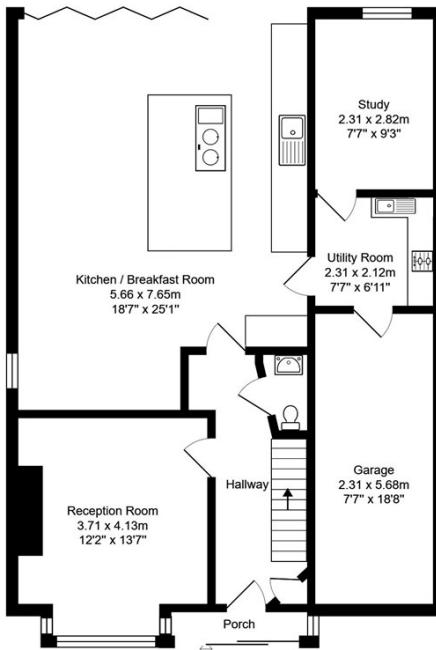
The property is perfectly positioned being within easy reach of the popular Seven Dials with a range of shops and restaurants, only 1/2 mile from Preston Park station. The City centre is within walking distance and there are good transport links providing easy access to surrounding areas.

**Nicholas
James**

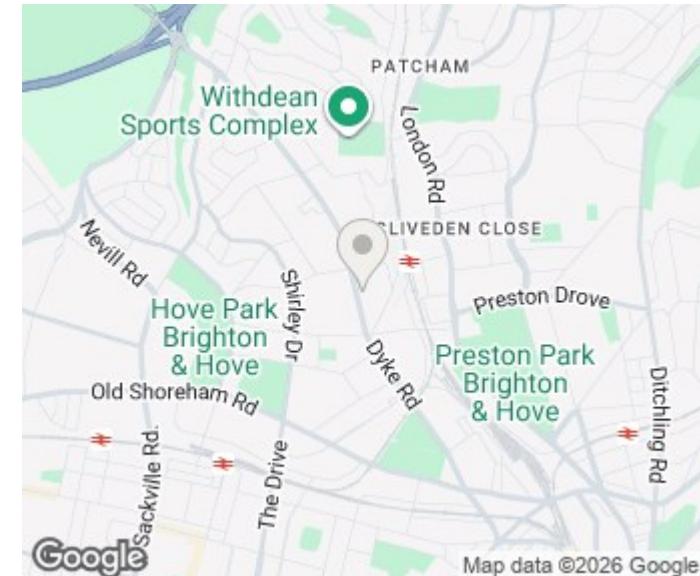
SALES LETTINGS AUCTIONS







37 Tivoli Road
Total Area: 185.8 m² ... 1999 ft² (excluding garage)
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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/tenants are advised to recheck the measurements

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