



5 Brighton Road, Cheltenham, Gloucestershire, GL52 6BA

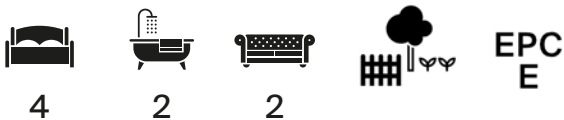
A superbly renovated town house with flexible accommodation and open access to the rear green in the popular area of Fairview.

Description

Brighton Road sits in a fantastic location in central Cheltenham on a no-through road between the popular areas of Fairview and Pittville. The property has been renovated and extended by the current owners to create a versatile and flexible family home with over 1,900 sq. ft. of accommodation over four floors.

On entering the property there is a welcoming reception hall which gives access to a generous double reception room to the front of the property and a spacious rear open plan kitchen/family room. The kitchen is beautifully presented with a large central island, bespoke fitted cupboards and bi-folding doors out onto the low maintenance rear garden. Below the ground floor is a basement level games rooms / office space subject to requirements. Upstairs, the first floor features a generous family bathroom, two double bedrooms and a single room, currently used as a study. The second floor is where the principal bedroom lies with an en suite shower room and fantastic views over the rear green to the back of the house with views to Cleeve Hill beyond that.

The house is complete with a landscaped rear garden and access gate onto the green. The garden has been finished with a paved walkway, patio and is walled on all sides. There is street parking on Brighton Road which also has residential permits, there is also street parking to the rear of the property in front of the green.







Location

Brighton Road is a sought-after address for families and professionals. It's close to Pittville, known for its cafes and eateries, and Pittville Park, famous for its boating lake. Nearby are the John Lewis department store and Cheltenham's trendy shopping areas, Montpellier and Promenade, hosting festivals like Jazz, Food, and Literature.

The town boasts excellent schools, including The Cheltenham Ladies' College and Cheltenham College, along with local state schools within walking distance. Conveniently, motorway access is easy, with the M5 Motorway nearby, and a main line train station connects to major cities.

Property Information

Services All mains services are connected to the property.

Local Authority & Council Tax Band Cheltenham Borough Council 01242 262626

Tax Band C

Tenure Freehold





Approximate Gross Internal Floor Area

Total Area: 184.3 sq.m / 1,983 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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