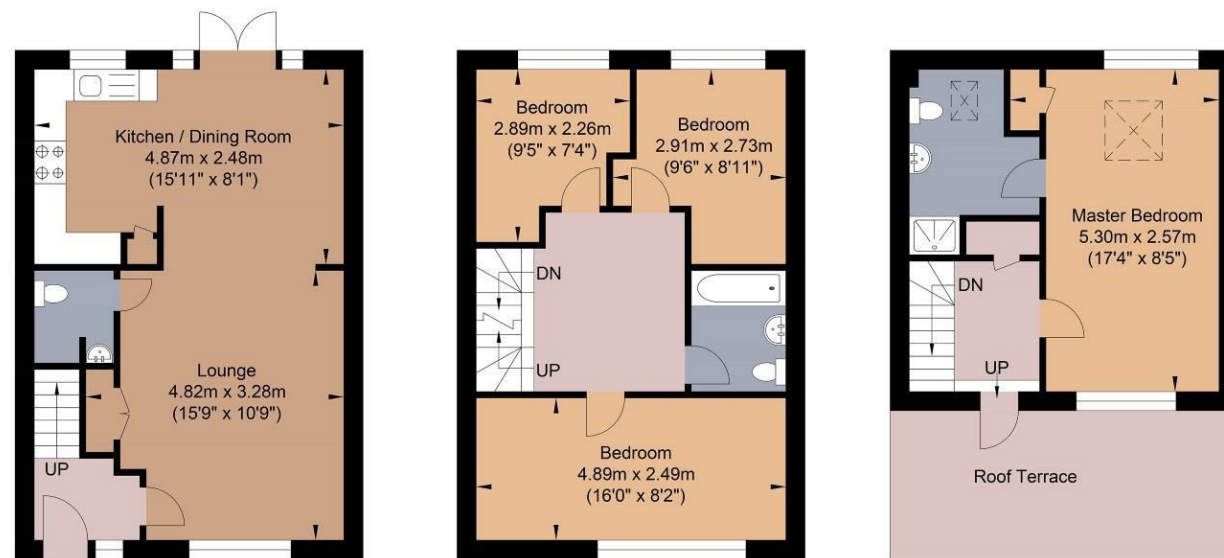


Melbourne Street



Ground Floor
Approximate Floor Area
387.93 sq ft
(36.04 sq m)

First Floor
Approximate Floor Area
387.93 sq ft
(36.04 sq m)

Second Floor
Approximate Floor Area
265.54 sq ft
(24.67 sq m)

Approximate Gross Internal Area = 96.75 sq m / 1041.40 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 1041.40 sq ft

4 Connaught Mews, Melbourne Street, Brighton, BN2 3DH

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Offers In Excess Of £475,000 Freehold



4 Connaught Mews, Melbourne Street, Brighton, BN2 3DH

Bright and spacious four bedroom mews house forming part of a modern gated community (built 2016). An energy-efficient home with solar panels, underfloor heating and an energy rating of B (90). Contemporary and well-presented accommodation arranged over three levels comprising open-plan living/dining area which flows through to a modern fitted kitchen with integrated appliances, and separate WC to the ground floor. There are three bedrooms and a family bathroom on the first floor, with master bedroom and en-suite on the second floor, plus access to the delightful roof terrace which is a great space for relaxing or entertaining. Situated in a tucked away secure development just off Lewes Road, with the added benefit of its own allocated parking space, external storage/bike store and access to a well-maintained communal garden. Close to local amenities with frequent public transport links to city centre. No onward chain.

Approach
Access by car or foot via electric gates and intercom. Allocated parking space, allocated external storage/bike store.

Entrance Hall
Engineered oak floor with underfloor heating, entry phone, stairs to first floor.

Lounge
4.82m x 3.28m (15'9" x 10'9")
Engineered oak floor with underfloor heating, large window to front, large recessed storage cupboard. Continues through to:

Kitchen/Dining Room
4.87m x 2.48m (15'11" x 8'1")
Dining area with French doors to rear patio. Modern fitted kitchen with soft-close handle-less units at eye and base level. Stone worktops with splashback trims, gas hob with matching stone splashback and chimney extractor hood over, fitted electric oven, one-and-a-half bowl sink with monobloc mixer tap and drainer. Integrated washing machine, dishwasher and fridge freezer. Tiled floor with underfloor heating.

Ground Floor Cloakroom
Tiled floor with underfloor heating, low-level WC, recessed wash basin with mixer tap and storage cupboard below.

First Floor Landing
Stairs to second floor.

Bedroom
4.89m x 2.49m (16'0" x 8'2")
Large window to front. Could be used as an additional living space.

Bedroom
2.91m x 2.73m (9'6" x 8'11")
Window to rear.

Bedroom
2.89m x 2.26m (9'5" x 7'4")
Window to rear.

Bathroom
Modern suite comprising panel-enclosed bath with rainfall shower head over, plus hand-held shower attachment on riser and shower screen. Wash basin with mixer tap, low-level WC with concealed cistern, heated towel rail, tiled walls and floor.

Second Floor Landing
Airing cupboard housing "Megaflo" hot water cylinder, "Worcester" combination boiler, and inverter for solar conversion. Door onto roof terrace.

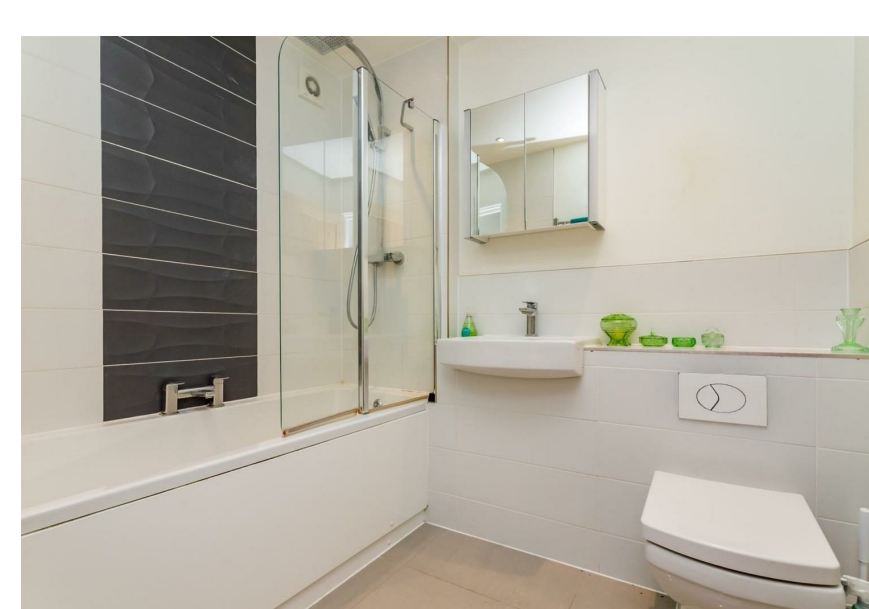
Master Bedroom
5.30m x 2.57m (17'4" x 8'5")
Dual aspect with large window to front and Velux window to rear. Eaves storage with hanging rail.

En-Suite
Recessed shower enclosure with rainfall shower head plus hand-held shower attachment on riser, and tiled splashbacks. Wash hand basin with mixer tap and cupboard below, low-level WC, heated towel rail. Velux window, tiled walls and floor.

Roof Terrace
Generously sized, with frosted glass panel balustrade and timber decked flooring. Great spot for relaxing or entertaining.

Rear Patio
Paved with walled boundaries.

Communal Garden
Accessed to rear of mews and maintained by gardener. Laid to lawn with borders well-stocked with mature shrubs.



- Eco-Friendly Home Built in 2016
- Secure Gated Mews Development
- Allocated Off-Road Parking
- Generously Sized Roof Terrace
- Well-Presented Accommodation
- Master Bedroom with En-Suite
- Modern Kitchen with Integrated Appliances
- Underfloor Heating to Ground Floor
- Tucked Away Location
- Close to Local Amenities

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **D**