



Lower Ground Floor



Floor 1



Floor 2



Total Area Approx 1097.06 sq ft

21 Newmarket Road, Brighton, BN2 3QG

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**Guide Price £450,000-475,000**  
**Freehold**

## 21 Newmarket Road, Brighton, BN2 3QG

\*\*\* GUIDE PRICE £450,000-£475,000 \*\*\*

A rarely available mid-terrace four bedroom Period Townhouse laid out over three floors, located in an attractive tree-lined street off Lewes Road, having level access into the city centre. The property has scope to update and improve, and having two private street entrances it could be split to create a two bedroom maisonette and a one bedroom apartment (STNC). The house has well-proportioned accommodation, currently laid out with four bedrooms, two bathrooms and an open-plan living space that leads onto a patio garden. Located close to Sainsbury's and Aldi on Lewes Road, which also has an array of national and local shops and eateries, regular bus services into the city centre and is a short walk to The Level (award-winning Park) and the seafront.

### Approach

Wrought iron railings to front, steps descend from street level to separate lower ground floor entrance, further steps lead up to raised ground floor entrance with six-panel UPVC front door opening into:

### Entrance Hall

Wood-effect laminate flooring, double glazed window to rear garden, picture rail and original mouldings. Stairs lead up to the first floor landing with original handrail and balustrades, and stairs lead down to lower ground floor hallway.

### Bedroom 3

4.21m x 3.14m (13'9" x 10'3")

Double glazed bay window to front, feature fireplace, original ceiling mouldings, cupboards with louvre doors.

### Bedroom 4

3.51m x 2.94m (11'6" x 9'7")

Double glazed window to rear, exposed floorboards, storage cupboards with louvre doors, gas boiler.

### FIRST FLOOR LANDING

Built-in wardrobe storage, wood-effect laminate flooring, access to loft space with scope to extend (subject to planning consent).

### Bedroom 1

4.17m x 2.98m (13'8" x 9'9")

Double glazed bay window with views to front, built-in louvred storage.

### Bedroom 2

3.44m x 2.94m (11'3" x 9'7")

Double glazed window to rear, double radiator, neutral carpets.

### Shower Room

Double walk-in shower with 'Triton' electric shower and sliding glass doors, low-level WC, pedestal wash hand basin with hot water heater over, fully tiled walls.

### LOWER GROUND FLOOR HALLWAY

Utility cupboard housing electric meter, radiator, separate street entrance with part-glazed UPVC door opening onto front patio area and steps leading up to street level.

### Open-Plan Living Space

6.82m x 3.59m (22'4" x 11'9")

Dual aspect with double glazed window to front and double glazed French doors to rear, cupboard housing pre-lagged hot water tank with immersion.

### Kitchen

2.92m x 2.58m (9'6" x 8'5")

Flat-fronted Maple wood-effect base and wall units, roll-edge work surfaces, single bowl stainless steel sink with drainer, space for fridge/freezer, skylights, double glazed French doors open onto rear garden.

### Shower Room

Obscure double glazed window, walk-in shower with sliding glass doors, pedestal wash hand basin, low-level WC, tiled floor.

### Rear Garden

Walled garden having a patio area and a raised bed to rear, outside tap.

- Period Townhouse
- Four Bedrooms
- Double Glazing
- Two Shower Rooms
- Open-Plan Living Space
- Private Garden
- Tree-Lined Street
- Option to Create Home & Income (STNC)
- Short Walk to Sainsbury's & Aldi
- Scope to Update & Improve

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		67	
(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: **C**

