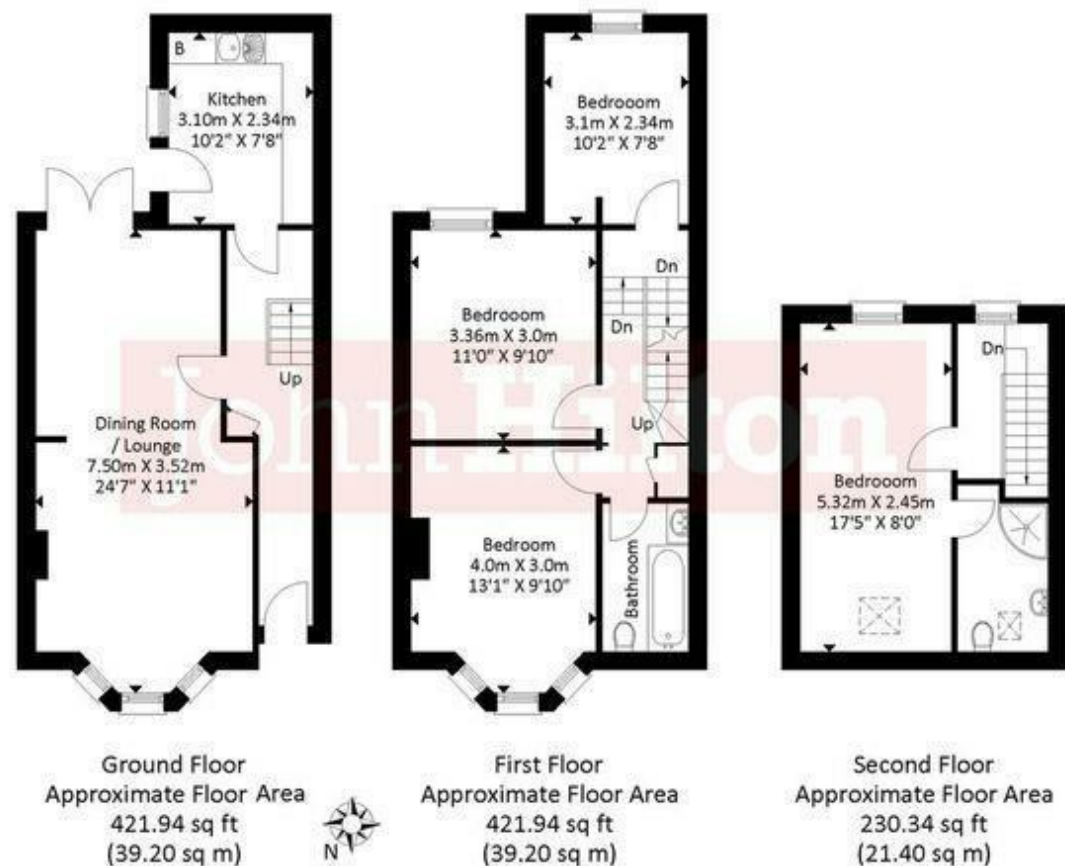


Hastings Road



Total Area Approx 1074.23 sq ft

21 Hastings Road, Brighton, BN2 3AF

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 £550,000 Freehold

21 Hastings Road, Brighton, BN2 3AF

A delightful four bedroom mid-terrace house situated in a popular residential area close to Lewes Road. The well laid out accommodation consists of four good sized bedrooms including master bedroom with en suite shower, bright through lounge/diner, modern fitted kitchen and family bathroom. An ideal family home close to good local schools and amenities, and within easy reach of central Brighton and mainline station. Being sold with no onward chain.

Approach

Steps ascend to front entrance. Raised front garden with walled boundaries.

Entrance Hall

Brushed oak laminate flooring, fitted cupboards housing gas and electric meters, understairs storage area.

Lounge/Dining Room

7.49m x 3.51m (24'7" x 11'6")

Brushed oak laminate flooring, bay window, French doors to rear garden.

Kitchen

3.10m x 2.34m (10'2" x 7'8")

Brushed oak laminate flooring, modern handleless high gloss units at eye and base level, wood laminate worktops with tiled splashbacks. Fitted oven, gas hob with canopy extractor hood over, stainless steel sink with mixer tap and drainer, spaces for further appliances, cupboard housing 'Glow Worm' combi boiler. Door to rear garden.

First Floor Landing

Split level, built-in storage cupboard, stairs to second floor.

Bedroom

4.0m x 3.0m (13'1" x 9'10")

Bay window to front.

Bedroom

3.36m x 3.0m (11'0" x 9'10")

Window overlooking rear garden.

Bedroom

3.1m x 2.34m (10'2" x 7'8")

Window overlooking rear garden.

Bathroom

Bath with shower mixer tap on riser, tiled splashbacks, shower screen. Wash basin with mixer tap and built in drawers below, low-level WC, heated towel rail, brushed oak laminate flooring.

Second Floor Landing

Window to rear.

Master Bedroom

5.32m x 2.45m (17'5" x 8'0")

Velux window to front, window to rear.

En-Suite

Velux window, corner shower enclosure with shower attachment on riser, tiled splashbacks, wash basin with mixer tap and built in drawers below. Low-level WC with concealed cistern, heated towel rail.

Garden

Steps ascend to slightly raised decked area with walled boundaries.



- Family Sized Home
- Four Bedrooms
- En-Suite to Master Bedroom
- Modern Interior
- Light & Airy Through Lounge/Diner
- Well-Proportioned Room Sizes
- Private Rear Garden
- Convenient Location on Level Ground
- Walking Distance to Brighton Station
- Chain-Free

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	81
(69-80) C	
(55-68) D	58
(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