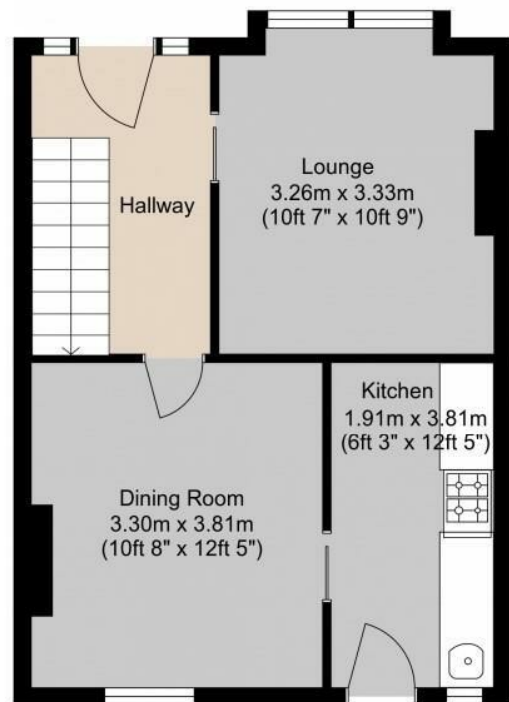
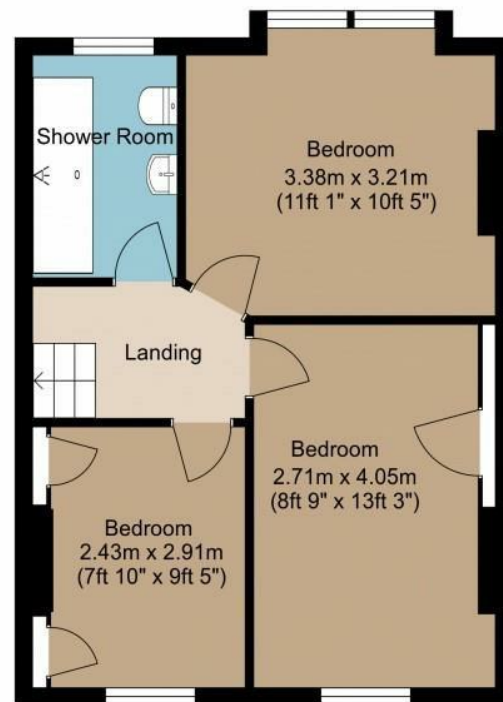


Milner Road, Brighton



Ground Floor



First Floor

Approximate Gross Internal Area = 75.08 sq m (808.15 sq ft)

Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 808.15 sq ft

140 Milner Road, Brighton, BN2 4BQ

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 £375,000
Freehold

214 Milner Road, Brighton, BN2 4BQ

We are pleased to be able to offer as sole agent this 1920s terraced three bedroom family home with perfect potential to improve, alter and extend. Favourably positioned towards the upper end of Milner Road, close to a regular bus service and popular primary schools, the property enjoys Southerly rooftop views. Internally, the property's versatile accommodation is surprisingly spacious and offers a generous and well lit entrance hall, South-facing lounge with fireplace (believed to be working but not tested) and a separate lounge/dining room to the rear which connects to the kitchen. The adapted shower room completes the accommodation. Beneath the surface there lies a host of hidden features including banister spindles, timber floorboards and a charming fireplace and there is a fully boarded spacious loft with pull-down ladder offering the potential for conversion, subject to the necessary consents. Externally, a front patio offers sufficient space for a bicycle store and to the rear a two-tiered rear garden with lawn area and mature planting and a hard-standing to the upper tier which could accommodate a good sized outbuilding.

Approach

Front garden laid to slab paving, outside light, obscure double glazed front door with glazed side panels and window over, opening into:

Entrance Hall

Stairs ascend to first floor landing with storage cupboard under housing gas meter, electric meter and consumer unit, coved ceiling, obscure glazed timber panelled door to dining room and sliding pocket door offering access into:

Lounge

3.26m x 3.33m (10'8" x 10'11")
Double glazed twin windows to front with radiator under. Coved ceiling and feature tiled fireplace with tiled hearth (thought to be working, not tested).

Dining Room

3.30m x 3.81m (10'9" x 12'5")
Double glazed window overlooking rear garden, radiator, coved ceiling, feature brick-built fireplace with tiled hearth and surround and cork tiled wall above, high-level shelf and built-in storage cupboard housing gas boiler with storage cupboard over. Obscure glazed timber-framed sliding door into:

Kitchen

1.91 x 3.81 (6'3" x 12'5")
Obscure double glazed window to rear and obscure double glazed door opening onto rear garden. Fitted kitchen comprising matching wall and base units, work surfaces extend to include single bowl stainless steel sink and drainer, and space and plumbing for freestanding gas cooker, washing machine and tall standing fridge/freezer. Part-tiled surround, radiator, coved ceiling and vinyl floor.

First Floor Landing

Hatch offering access into insulated and fully boarded loft space with pull-down ladder.

Bedroom

3.38m x 3.21m (11'1" x 10'6")
Twin double glazed windows to front offering elevated outlook, feature fireplace (thought to be working, not tested), high-level storage cupboard and radiator.

Bedroom

2.71m x 4.05m (8'10" x 13'3")
Double glazed window overlooking rear garden, built-in wardrobe and radiator.

Bedroom

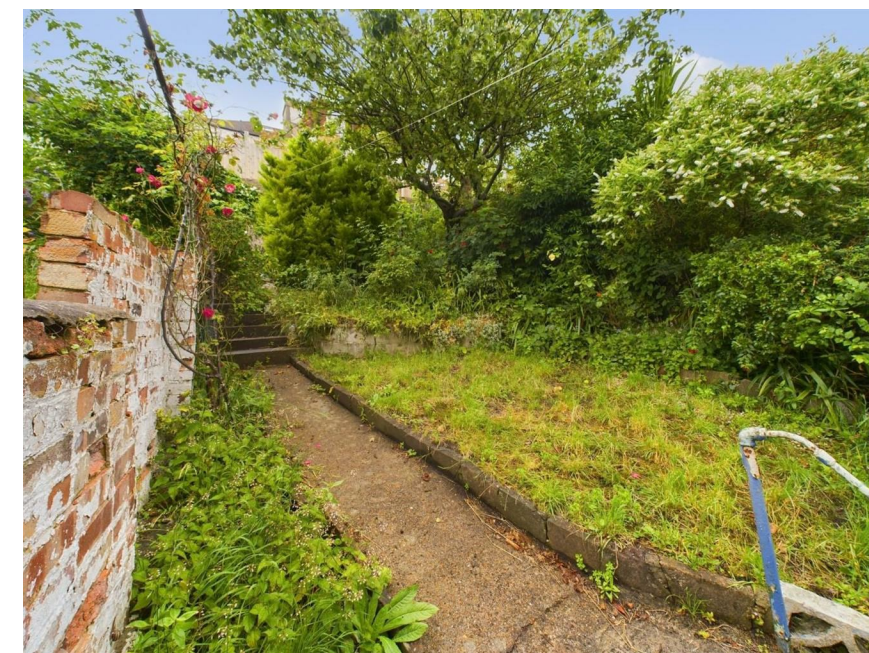
2.43m x 2.91m (7'11" x 9'6")
Double glazed window overlooking rear garden, built-in airing cupboard with hot water cylinder and slatted shelving for linen storage, further storage cupboard over, built-in wardrobe to side, fireplace with covered front and radiator.

Shower Room

Obscure double glazed window to front with fitted Venetian blinds. Step-in shower enclosure for restricted mobility with thermostat shower and hand-held attachment on riser, low-level WC, wall-mounted wash hand basin, part-tiled surround and radiator.

Rear Garden

Steps up to area laid to lawn with flower borders, further steps up to hardstanding which could accommodate a timber-built outbuilding (shed not staying) and a range of mature shrubs and trees including cooking apple.



- Coombe Road Area
- 1920s Family Home
- Three Bedrooms
- Two Reception Rooms
- Requiring Refurbishment
- Handy for Local Primary Schools
- Close to Regular Bus Service
- Potential for a Loft Conversion
- Rear Garden with Space for Outbuilding
- Elevated Southerly Outlook

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
61	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: C