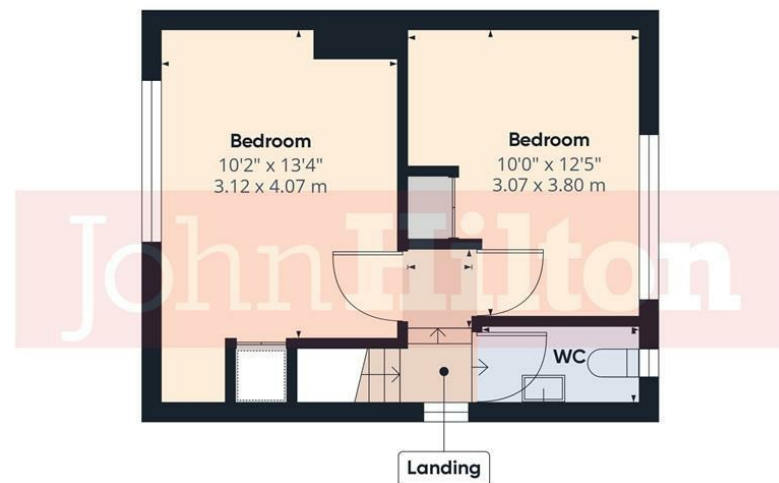


Ground Floor



Floor 1



Total Area Approx 603.64 sq ft

23 Stonecross Road, Brighton, BN2 4PQ

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

Guide Price £300,000-£325,000
Freehold

23 Stonecross Road Brighton, BN2 4PQ

*** GUIDE PRICE £300,000-£325,000 ***

Ideal starter home for first time buyers. A two bedroom, semi-detached, Freehold house with west-facing lawned rear garden, situated on the outskirts of town. Well-presented and maintained accommodation with a modern finish and many improvements by the current considerate owner. Improvements include a modern fitted kitchen with handleless units, white bathroom suite with shower, new floor coverings throughout including engineered oak flooring, and fully re-decorated in neutral tones. Delightful views to the rear towards Stanmer Park, and close to frequent buses that run directly to the city centre. Convenient for the Universities and easy access to the A27 and A23.

Approach

Lawned front garden with small olive tree and fenced boundaries. Pathway leads to front door with canopy over.

Entrance Hall

Engineered oak flooring, stairs to first floor.

Living Room

3.63m x 4.02m (11'10" x 13'2")

Engineered oak flooring, window to front, built-in storage cupboard.

Kitchen

2.45m x 3.47m (8'0" x 11'4")

Range of modern handleless units at eye and base level and wood laminate worktops with tiled splashbacks. One-and-a-half bowl stainless steel sink with mixed tap and drainer, built-in oven, gas hob with extractor hood over, spaces for appliances, and cupboard housing 'Worcester' combi boiler. Tiled floor, windows to side and rear, and door to side leading to rear garden.

Bathroom

Fully tiled white suite consists of panel-enclosed bath with raised shower head over plus hand-held shower attachment on riser, wash basin and heated towel rail.

Landing

Fitted carpet, entrance to loft storage.

Bedroom

3.12m x 4.07m (10'2" x 13'4")

Window to front, recessed built-in chest of drawers with shelving over, built-in cupboard, further shelving to opposite recess, and fitted carpet.

Bedroom

3.07m x 3.80m (10'0" x 12'5")

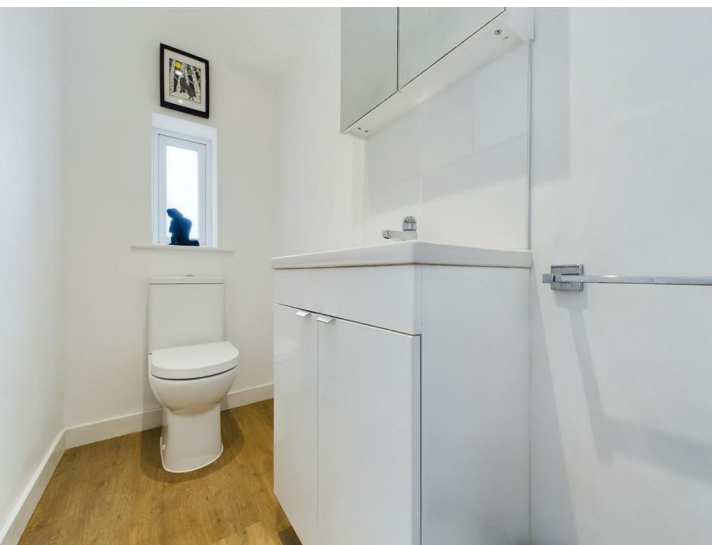
Window to rear with views towards Stanmer Park, built-in wardrobe incorporating overhead cupboards and shelf to the side with fitted carpet.

Separate WC

Engineered oak flooring, low-level WC, wash basin with mixer tap, tiled splashback and cupboards below.

Rear Garden

Generously sized and west-facing paved patio area leading to level lawned section with fenced boundaries, shed and gated side access.



- Ideal Starter Home
- Two Bedroom Semi-Detached House
- West-Facing Lawned Rear Garden
- Well-Presented Accommodation
- Modern Kitchen & Bathroom
- Double Glazing & Gas Central Heating
- Panoramic Views at the Rear
- Frequent Buses Nearby
- Convenient for the Universities
- Great First Time Buy

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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: **B**