

JohnHilton

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Est 1972

Coldean Lane, Brighton



Approximate Gross Internal Area = 116.10 sq m (1249.69 sq ft)

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



Total Area Approx 1249.69 sq ft

61 Coldean Lane, Brighton, BN1 9GE

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61 Coldean Lane, Brighton, BN1 9GE

An extended semi detached three bedroom house situated in a popular residential area well set back from the road. The property benefits from a garage with private driveway plus off-road parking space and an external storage room to the rear of the garage, suitable for a variety of uses. The internal accommodation requires cosmetic updating, ideal for those looking for a blank canvas to put their own stamp on. Generously sized living spaces with an extended lounge looking out to the garden which also flows into the family sized kitchen/dining room. Three good sized bedrooms, modern bathroom plus separate WC. Ideal for young families and first time buyers, situated within easy reach of local shops, school and frequent buses into the city centre. Woodland leading to Stanmer Park is directly opposite, perfect for those who enjoy walking and is also convenient for the A27 with access to Lewes and the A23. No onward chain.



Approach

Set back from the road, front garden mainly lawned with footpath leading to front entrance, various shrubs and small trees, paved hardstand for off-road parking plus paved private driveway for further parking, leading to garage.

Porch

Entrance Hall

Understairs storage cupboard.

Lounge

3.90m x 6.42m (12'9" x 21'0")
Brick fireplace and quarry tiled hearth, patio doors lead to rear garden.

Kitchen/Dining Room

2.73m x 5.32m (8'11" x 17'5")
Range of oak fronted units at eye and base level, worktops with tiled splashbacks, sink with mixer tap and drainer, island unit with breakfast bar overhang, spaces for appliances, retractable extractor hood, external side door.

Bedroom

2.22m x 2.95m (7'3" x 9'8")
Dual aspect with large windows to side and rear.

Landing

Window to front overlooking Stanmer park, access to insulated loft with skylight and drop-down ladder.

Bedroom

3.37m x 4.43m (11'0" x 14'6")
Window to rear, two built-in cupboards, one housing 'Vaillant' combi boiler.

Bedroom

3.26m x 3.04m (10'8" x 9'11")
Windows to side.

Bathroom

Panel-enclosed bath with shower mixer tap incorporating hand shower attachment, shower screen and tiled splashbacks, wash hand basin with mixer tap.

Separate WC

Part-tiled walls, low-level WC.

Garden

South-West facing rear garden comprising block paved patio area with brick-retained raised flower beds on two tiers, steps up to garden mainly lawned with flower border, further paved patio area and small fruit trees.

Sheltered Side Access

Doors to front and rear, opens onto:

Storage Room

2.55m x 2.51m (8'4" x 8'2")
Useful storage area, access to garage.

Garage

2.55m x 5.11m (8'4" x 16'9")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band: **C**

- Extended Semi
- Three Bedrooms
- Garage with Private Driveway
- Additional Parking Space
- External Storage Room to Rear of Garage
- South Westerly Garden
- Generously Sized Open Living Space
- Requires Cosmetic Updating
- Popular Residential Area
- NO ONWARD CHAIN