

JohnHilton

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Est 1972



Ground Floor Building 1



1st Floor Building 1



2nd Floor Building 1

Approximate total area⁽¹⁾

1358.86 ft²
126.24 m²

Reduced headroom
15.45 ft²
1.44 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Total Area Approx 1358.86 sq ft

4 Madehurst Close, Brighton, BN2 0YR

To view, contact John Hilton:
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Guide Price £500,000-£525,000 Freehold

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Approach
Hardstand for one vehicle, flower borders with mature shrubs and plants, up and over door to garage, covered entrance with outside light, double glazed front door with obscured glazed side panel

Entrance Hall
Stairs ascend to first floor, storage space under, radiator, wood laminate flooring

Bedroom
4.86m x 2.88m (15'11" x 9'5")
Double glazed window to rear with radiator under, wood laminate flooring

Utility Room
2.55m x 1.76m (8'4" x 5'9")
Double glazed window to rear, obscured double glazed door opening onto rear garden, worksurfaces with inset 'Butler' style sink with retractable mixer tap, part tiled splashback, storage units under, space and plumbing for washing machine and tumble dryer, wall mounted shelving, radiator

Shower Room
Obscured double glazed window to front, wall mounted wash hand basin with mixer tap, shower enclosure with thermostat shower with hand held shower attachment on riser, fully tiled, low level WC, vinyl flooring

First Floor

Open Plan Lounge/Dining/Kitchen
8.62m x 4.91m (28'3" x 16'1")

Lounge/Dining
Double glazed window to rear, double glazed door opening onto terrace with part glazed balustrade, offering far reaching views towards the sea and Brighton Palace Pier, radiator under window, wood laminate flooring

Kitchen
Modern fitted kitchen comprising wall and base units in cream high gloss finish, eye level oven and grill, integrated dishwasher, worksurfaces extend to include five ring gas hob with extractor fan over, stainless steel sink and drainer with mixer tap, part metro tiled surround, wall mounted 'Vaillant' combi Boiler, windows to front offering far reaching views over fields towards Brighton, stairs ascend to second floor

Second Floor Landing
Large loft hatch with pull down ladder, built in storage cupboard with slatted shelving for storage with radiator under, wood laminate flooring

Bedroom
2.56m x 2.05m (8'4" x 6'8")
Double glazed window to rear offering downland and sea views, radiator under, laminate flooring

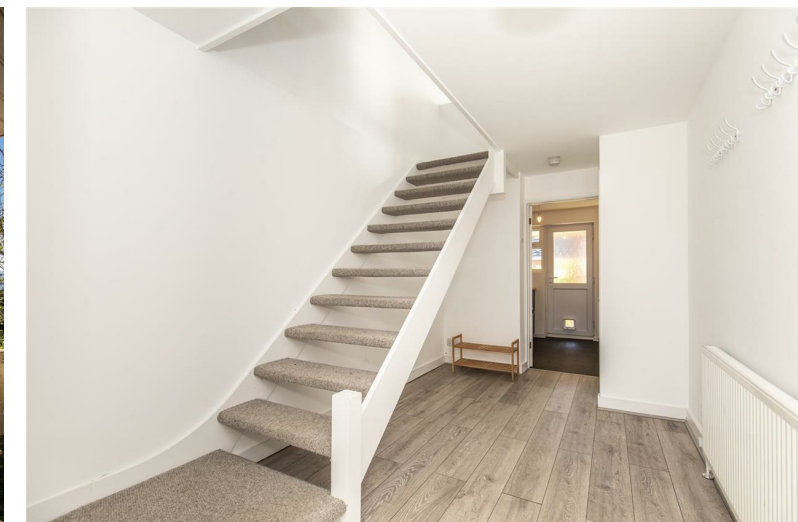
Bedroom
3.82m x 2.74m (12'6" x 8'11")
Double glazed window to rear offering downland and sea views, radiator under, laminate flooring

Bedroom
3.80m x 2.90m (12'5" x 9'6")
Double glazed window to front offering far reaching views over Brighton, radiator under, built in wardrobes with mirrored fronts, wood laminate flooring

Bathroom
Obscured double glazed window to front, white bathroom suite comprising panel enclosed bath with mixer taps, thermostat shower over with rain shower and hand held shower attachment on riser, pedestal wash hand basin, low level WC, fully tiled surround, wall mounted ladder radiator, vinyl floor

Rear Garden
Covered patio area, wall enclosed to all sides, laid to lawn, sea views, outside power point and water tap

Garage
5.15m x 2.41m (16'10" x 7'10")
Up and over Door



- Modern 3 Storey Townhouse
- Integral Garage and Off Road Parking
- Elevated Position
- Stunning Views both Front and Rear
- South Facing Garden
- Large Balcony
- Open Plan Living Accommodation
- Edge of Kemp Town
- Close to the Sea
- No Onward Chain

Council Tax Band: **D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		