

Manton Road, Brighton BN2 4FB

Approximate Gross Internal Area
88.3 sq m / 950 sq ft

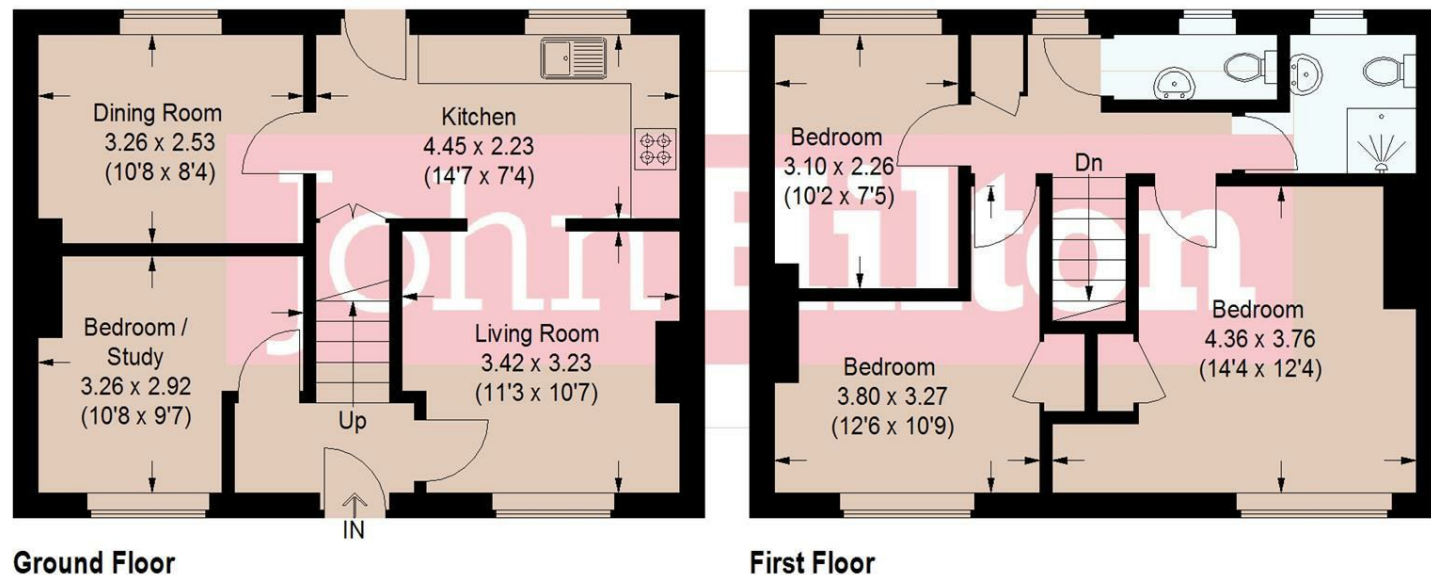


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024



Total Area Approx 950.00 sq ft

20 Manton Road, Brighton, BN2 4FB

To view, contact John Hilton:
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Guide Price £375,000-£400,000
Freehold



20 Manton Road Brighton, BN2 4FB

*** GUIDE PRICE £375,000-£400,000 ***

Newly refreshed and available for immediate occupation, a three/four bedroom semi-detached house with generously sized lawned rear garden backing onto woodland. Situated in a popular residential area, tucked away in a slip road just off 'The Avenue' close to green open spaces. The family sized accommodation consists of three bedrooms, modern shower room plus separate WC upstairs with lounge, dining room, kitchen and fourth bedroom, which would make an ideal home office, to the ground floor. The property benefits from off-street parking and is close to local shops, school and frequent buses into the city centre. A spacious property, ideal for first time buyers and young families, being sold with no onward chain.



Approach

Lawned front garden with hedged boundaries and pathway leading to front door. Paved off-street parking space.

Entrance Hall

Stairs to first floor, newly fitted carpet.

Living Room

3.42m x 3.23m (11'2" x 10'7")

Window to front, archway through to kitchen, newly fitted carpet.

Dining Room

3.26m x 2.53m (10'8" x 8'3")

Window to rear, newly fitted carpet.

Kitchen

4.45m x 2.23m (14'7" x 7'3")

Fitted kitchen with units at eye and base level, worktops with tiled splashbacks, stainless steel sink with mixer tap and drainer, fitted oven and hob with canopy extractor hood and acrylic splashback over. Understairs storage cupboard housing electric meters, window and door to rear garden.

Bedroom/Study

3.26m x 2.92m (10'8" x 9'6")

Window to front, newly fitted carpet.

First Floor Landing

Window to rear, newly fitted carpet, large storage cupboard housing 'Vaillant' combi boiler, entrance to loft.

Bedroom

4.36m x 3.76m (14'3" x 12'4")

Newly fitted carpet, window to front with views towards fields behind The Avenue, built-in storage cupboard, recessed built-in storage.

Bedroom

3.80m x 3.27m (12'5" x 10'8")

Newly fitted carpet, window to front with pleasant views, built-in storage cupboard.

Bedroom

3.10m x 2.26m (10'2" x 7'4")

Newly fitted carpet, window overlooking rear garden.

Shower Room

Modern suite comprising shower enclosure with electric shower and hand-held shower attachment on riser, wash basin with mixer tap, and low-level WC. Extractor fan.

Separate WC

Low-level WC, wash basin with tiled splashback.

Rear Garden

Generously sized, backing onto woodland. Patio area, steps ascend to mostly lawned garden with small trees, hedged boundaries and gated side access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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: **C**

- Generously Sized with Newly Refreshed Interior
- Three/Four Bed Semi
- Generously Sized Lawned Garden
- Backing onto Woodland
- Close to Green Open Spaces
- Off-Street Parking
- Versatile Accommodation
- Popular Residential Location
- Available for Immediate Occupation
- NO ONWARD CHAIN