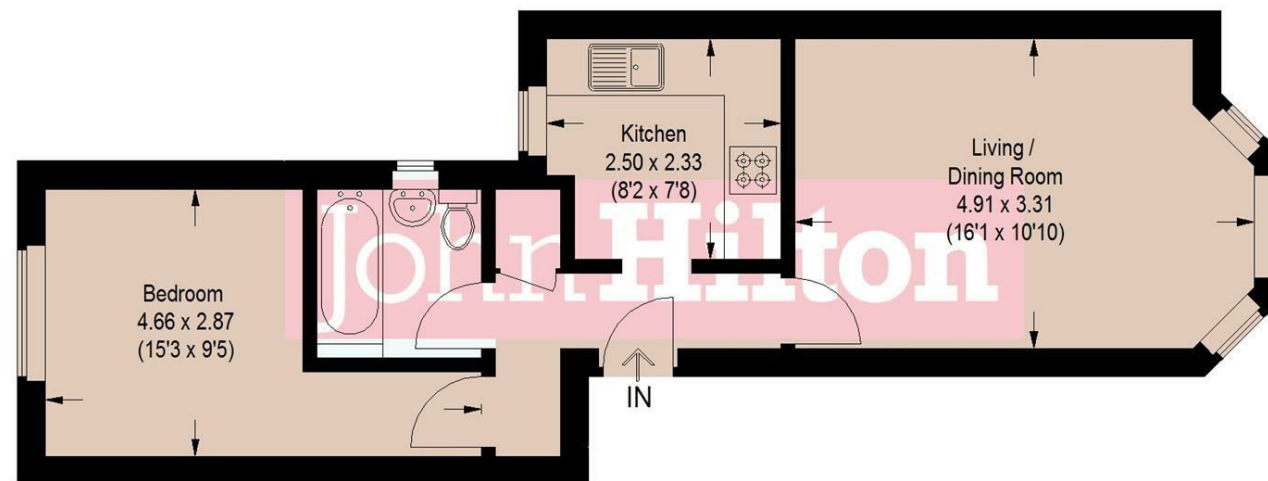


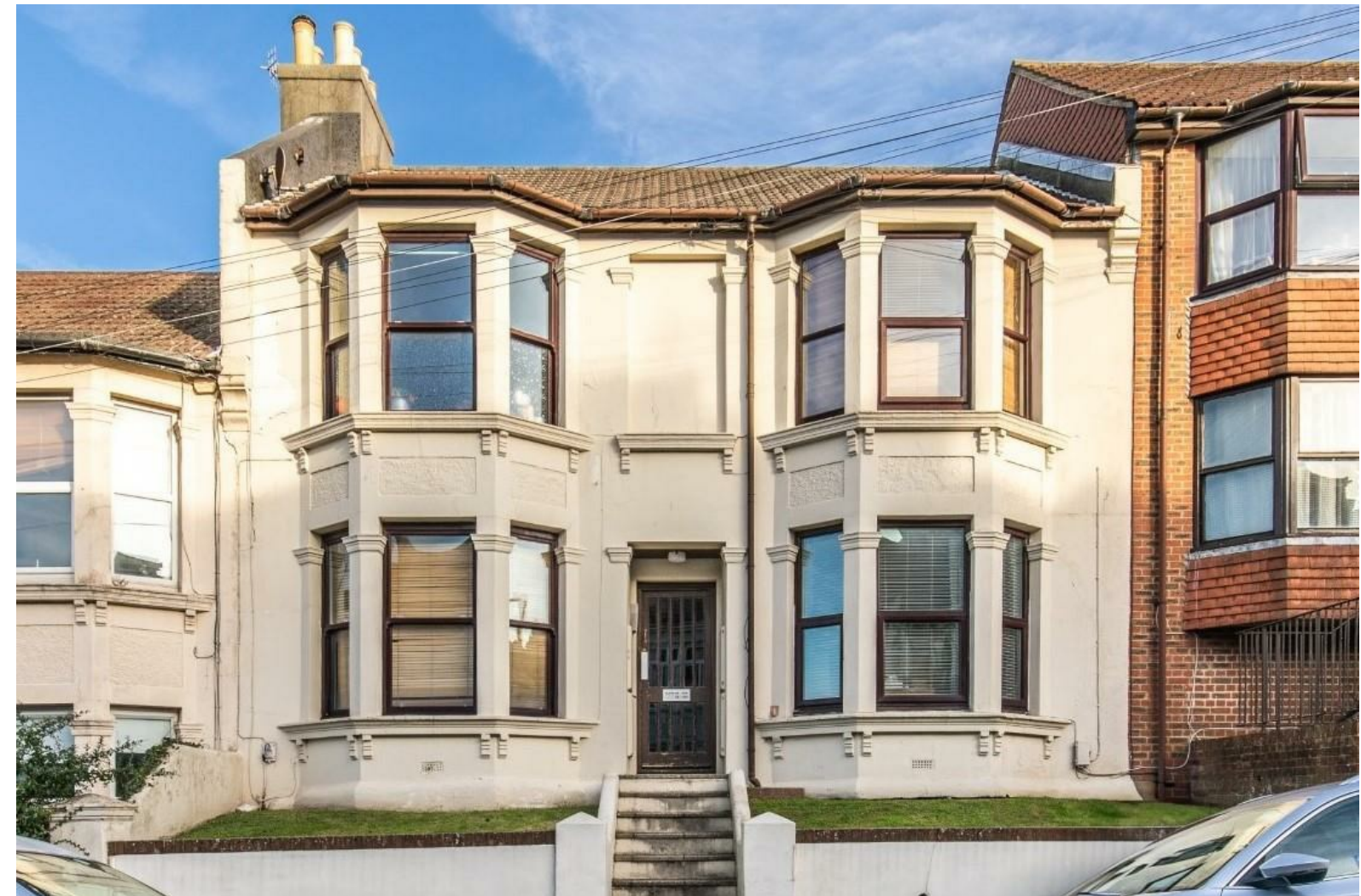
Bonchurch Road, Brighton, BN2 3PH

Approximate Gross Internal Area = 39.6 sq m / 426 sq ft



Ground Floor

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



Total Area Approx 426.00 sq ft

GFF, 82 Bonchurch Road, Brighton, BN2 3PH

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

£220,000 Leasehold



GFF, 82 Bonchurch Road Brighton, BN2 3PH

Rarely available in this location, this raised ground floor, one bedroom flat, forms part an attractive double-fronted period property and comes with secure underground parking. Well presented accommodation which consists of a lounge/dining room with bay window, separate kitchen, white bathroom suite and a double bedroom. The parking is accessed via an electric remote controlled door from the adjoining property which also has communal bike storage and offers access to the communal lawned rear garden. Situated in a popular residential area, convenient for Brighton Station, the city centre and local shops, bars and cafes. Ideal for first time buyers.



Approach

Steps ascend to main entrance with intercom entryphone.

Communal Entrance Hall

Porch area leads to No. 82 entrance.

Entrance Hall

Brushed oak laminate flooring, intercom entryphone, airing cupboard housing 'Megaflo' pressurised hot water cylinder.

Living/Dining Room

4.91m x 3.31m (16'1" x 10'10")

Bay window to front, brushed oak laminate flooring.

Kitchen

2.50m x 2.33m (8'2" x 7'7")

Window to rear, brushed oak laminate flooring, range of fitted units at eye and base level, worktops with tiled splashbacks, stainless steel sink with mixer tap and drainer, built-in oven, 'Bosch' induction hob and extractor hood over. Integrated under-counter fridge, space and plumbing for washing machine.

Bedroom

4.66m x 2.87m (15'3" x 9'4")

Engineered oak flooring, window to rear overlooking communal rear garden (good access for cats).

Bathroom

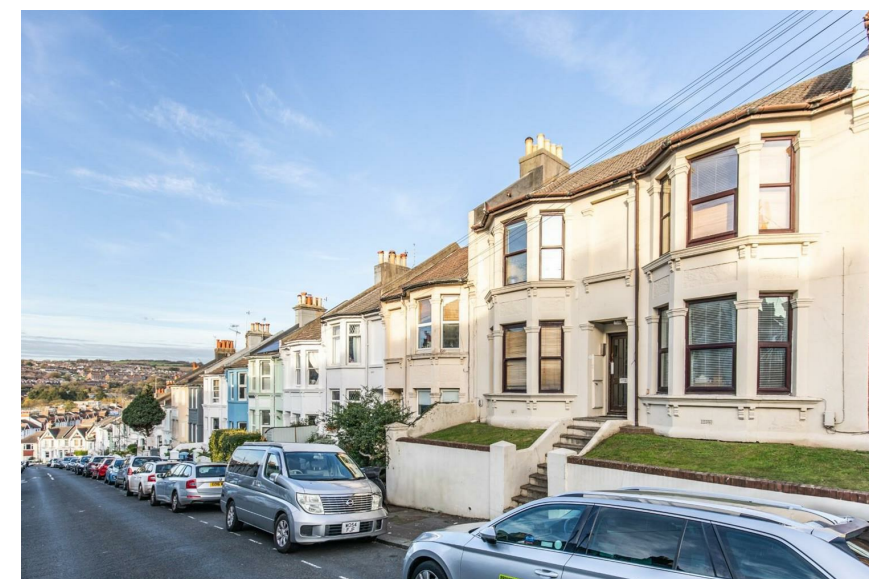
Window to side, white suite comprising panel-enclosed bath with shower mixer tap, wash basin with mixer tap, and low-level WC. Part-tiled walls.

Secure Off-Street Parking

Accessed via communal garage below adjoining property (78-80 Bonchurch Road) with electric remote-controlled door. Number 82 is allocated and clearly marked. Communal bicycle storage area, all with sensor lighting. Also provides access to:

Communal Rear Garden

Lawned with communal clothes lines.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **B**

- Raised Ground Floor Flat
- One Bedroom Period Conversion
- Secure Underground Parking Space
- Secure Communal Bike Storage
- Communal Garden
- Good Sized Accommodation
- Popular Residential Area
- Easy Access into the City Centre
- Close to Local Cafes & Bars
- Ideal First Time Buy