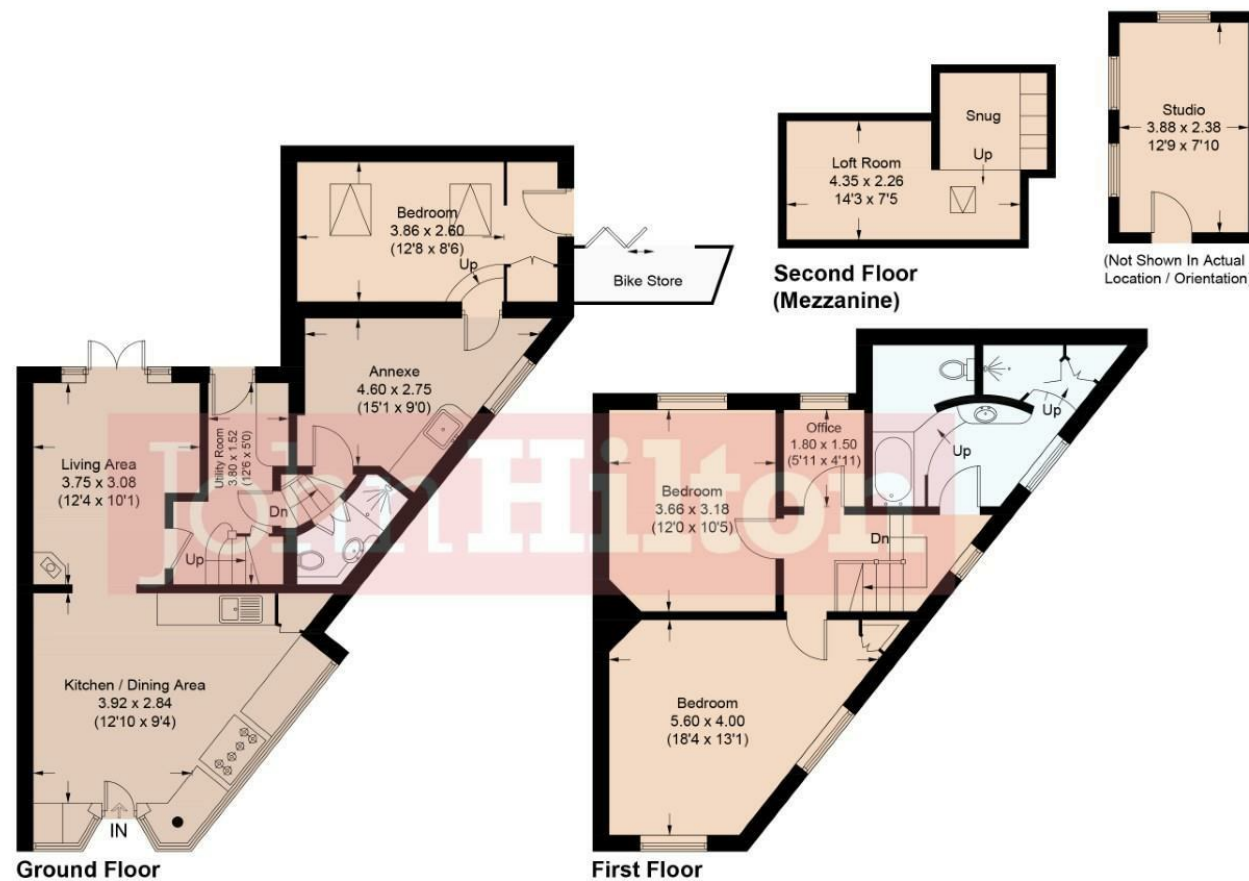


Normanton Street, Brighton, BN2 3AT

Approximate Gross Internal Area = 128.4 sq m / 1382 sq ft
 Studio / Bike Store = 12.1 sq m / 130 sq ft
 Total = 140.5 sq m / 1512 sq ft



Total Area Approx 1382.00 sq ft

28 Normanton Street, Brighton, BN2 3AT

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

Offers In Excess Of £600,000
Freehold



28 Normanton Street Brighton, BN2 3AT

Approach

Brick-retained outside planters housing bulbs and shrubs, step down to covered entrance with double glazed timber framed door opening into:

Kitchen/Dining Area

3.92m x 2.84m (12'10" x 9'3")

Wrap-around timber framed double windows with feature window seat. Bespoke handmade fitted kitchen with plywood and Formica fronts offering cupboards, drawers, integrated under-counter fridge and retractable corner larger cupboard. Solid wood-block work surfaces extend to include single bowl stainless steel sink with drainer and mixer tap, with space for five-ring gas cooking range. Exposed timber floorboards extend through to:

Living Area

3.75m x 3.08m (12'3" x 10'1")

Bespoke timber framed French doors open onto rear garden, wood burning stove set on a stone hearth and exposed timber floorboards extend through to:

Inner Lobby/Utility Room

3.80m x 1.52m (12'5" x 4'11")

Obscure double glazed timber framed door opens to west-facing garden. Solid wood-block work surfaces with space and plumbing for washing machine and under-counter freezer, and wall-mounted cupboards to ceiling with Formica fronts above. Stairs ascend to first floor with storage cupboard under.

Shower Room

Fitted shower enclosure with thermostat shower, wash hand basin with mixer tap and low-level WC, wood flooring.

Breakfast Room

4.60m x 2.75m (15'1" x 9'0")

Double glazed timber framed sash windows to side, built-in shelving and column-style radiator. Kitchenette area with work surfaces, built-in single bowl stainless steel sink with mixer tap, stainless steel splashback, space for small under-counter fridge, additional work surface offering space for electric hob with shelving under.

Bedroom

3.86m x 2.60m (12'7" x 8'6")

Twin double glazed Velux windows, underfloor heating, built-in wardrobe offering hanging and shelving and housing gas meter. Obscure glazed timber framed door to outside area.

Half Landing

Double glazed timber framed window to side and door into:

Bathroom

Obscure double glazed windows to side. Curved feature wall with circular wash hand basin set on a bespoke solid wood work surface and wall-mounted mixer taps over. Bamboo panel-enclosed bath, low-level WC, floor-mounted Victorian style column radiator, walk-in shower enclosure with thermostat shower and rainfall shower head. Built-in storage cupboard housing boiler, vinyl flooring.

First Floor Landing

Office

1.80m x 1.50m (5'10" x 4'11")

Timber framed sliding sash window. High-level opening to a reading snug with built-in storage and double glazed Velux window over, and further step up to boarded loft area measuring 4.35m x 2.26m.

Bedroom

3.66m x 3.18m (12'0" x 10'5")

Double glazed timber framed window to rear with radiator under. Exposed timber floorboards.

Bedroom

5.60m x 4.00m (18'4" x 13'1")

Double glazed timber framed windows to side. Exposed timber floorboards and built-in wardrobe with shelving. Hatch offering access into loft space.

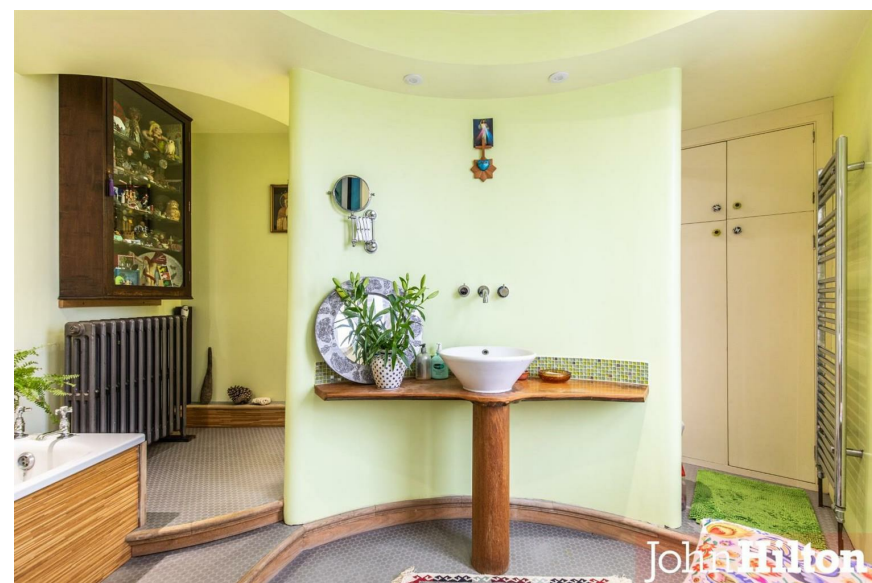
Studio Space

3.88m x 2.26m (12'8" x 7'4")

Bespoke hand-made insulated studio space with underfloor heating, Sedum planted roof, windows to side and glazed timber panelled door to front. Covered outside seating area with courtyard.

Rear Garden (Main House)

Patio area laid to paving. Planted bamboo screening, trellis enclosed to all sides, focal centre garden.



- NO ONWARD CHAIN
- Three Bedrooms / Two Receptions
- Ground Floor Shower Room
- Stylish Family Bathroom
- Bespoke Handmade Kitchen
- Wood Burner
- Rear Garden & Separate Courtyard
- Garden Studio
- Bicycle Storage
- Self-Contained Annexe

*** NO ONWARD CHAIN *** Formerly a Greengrocer's, this deceptively spacious end-of-terrace period property has been home to our creative vendors for the last 30 years. They have lovingly renovated the property over the years and it now offers beautifully appointed and flexible accommodation with stylish interior detailing and bespoke finishes, nodding gently towards the mid-century trend. Thoughtfully arranged accommodation includes a large kitchen/dining room with handmade kitchen finished with a wonderfully vibrant sunset orange Formica and which enjoys a generous amount of natural daylight from its extensive wrap-around windows. A cosy lounge with wood burner connects to the landscaped West-facing rear garden and to the inner hall which doubles up as a handy utility area. Alongside the two comfortably sized double bedrooms to the first floor, there is a study which connects to a reading snug and then onto a boarded loft space beyond. A stunning family bathroom has been cleverly designed to conceal the walk-in shower and toilet behind feature curved walls. This interesting property has also offered our vendor an income from a self-contained Annexe which comprises a bedroom connecting to a courtyard alongside a breakfast room and access to a shower room. A stylish insulated garden studio offers a multitude of functions and enjoys its own covered seating area.

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

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

JohnHilton