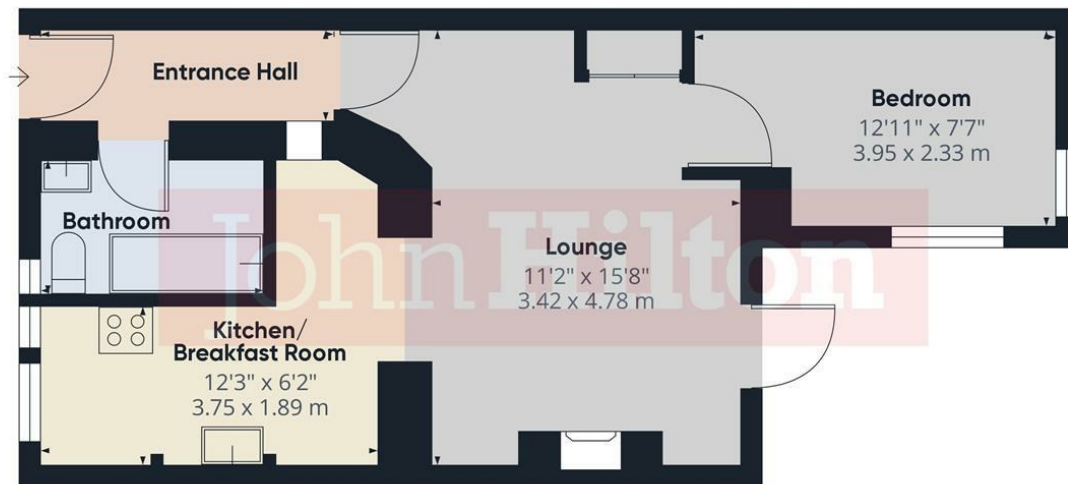


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Est 1972



Ground Floor Building 1

Outside Store
6'10" x 3'5"
2.09 x 1.06 m



Ground Floor Building 2



Total Area Approx 461.34 sq ft

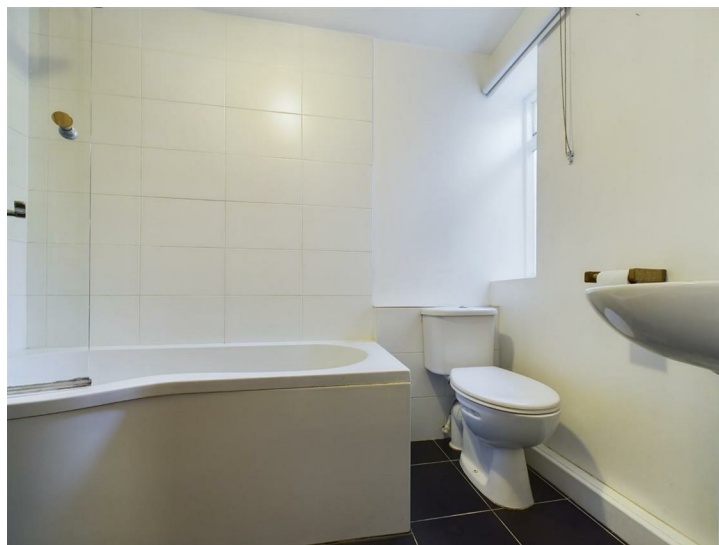
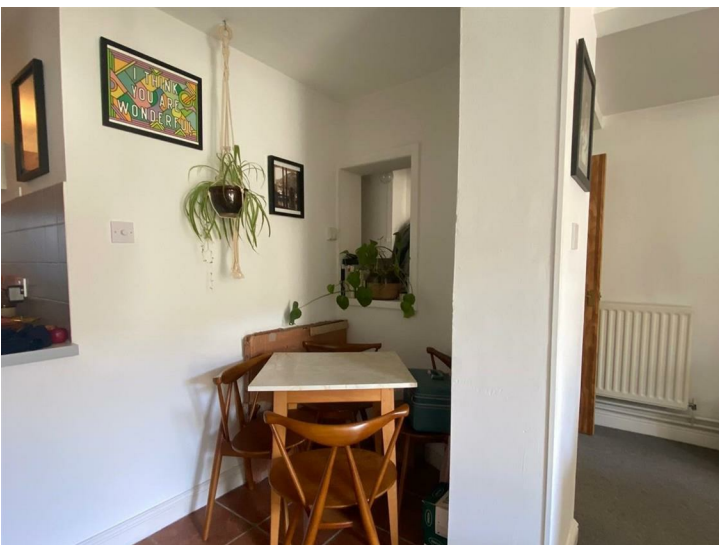
Lower Ground Floor, 127 Lewes Road, Brighton, BN2 3LG

To view, contact John Hilton:
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132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Guide Price £220,000-£230,000
Leasehold

view all our properties at:
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Lower Ground Floor 127 Lewes Road Brighton, BN2 3LG

*** GUIDE PRICE £220,000-£230,000 ***

NO ONWARD CHAIN AND VERY LONG LEASE. A deceptively spacious, well-presented and surprisingly quiet period conversion which occupies the entire lower ground floor of this Victorian building, boasting its own private entrance with an incredibly handy canopied front patio area and secure bicycle store alongside a generous rear garden. Internally, well-arranged accommodation is considered to be in good decorative order throughout and offers a bathroom with tub, shower and a window, a kitchen/breakfast area which is open-plan to the lounge which, alongside the dual aspect double bedroom, enjoys a great sense of natural daylight. A large fully glazed door opens from the lounge to the rear garden with lower level patio and an upper tier which is laid to lawn with soil border, raised veggie patch and seating area. Conveniently located close to local shops including Sainsbury's superstore and regular buses into the city centre. The North Laine district and Brighton Seafront can also be reached by foot.

Approach

Steps down to covered patio with outside light and secure bicycle storage. Double glazed front door opening into:

Entrance Hall

Radiator and high-level cupboard housing electric fuse box.

Bathroom

Obscure glazed window to front. Three-piece white bathroom suite comprising panel-enclosed P-shaped bath with thermostat shower over, low-level WC and pedestal wash hand basin with mixer tap. Part-tiled surround, tiled floor and wall-mounted heated towel rail.

Lounge

3.42m x 4.78m (11'2" x 15'8")
Timber glazed door into hallway, radiator and built-in double cupboard previously used as wardrobe. Chimney breast with feature fire recess, stone hearth and timber mantle over, shelf into alcove, and full-height double glazed door opening onto rear garden. Squared opening through to:

Kitchen/Breakfast Room

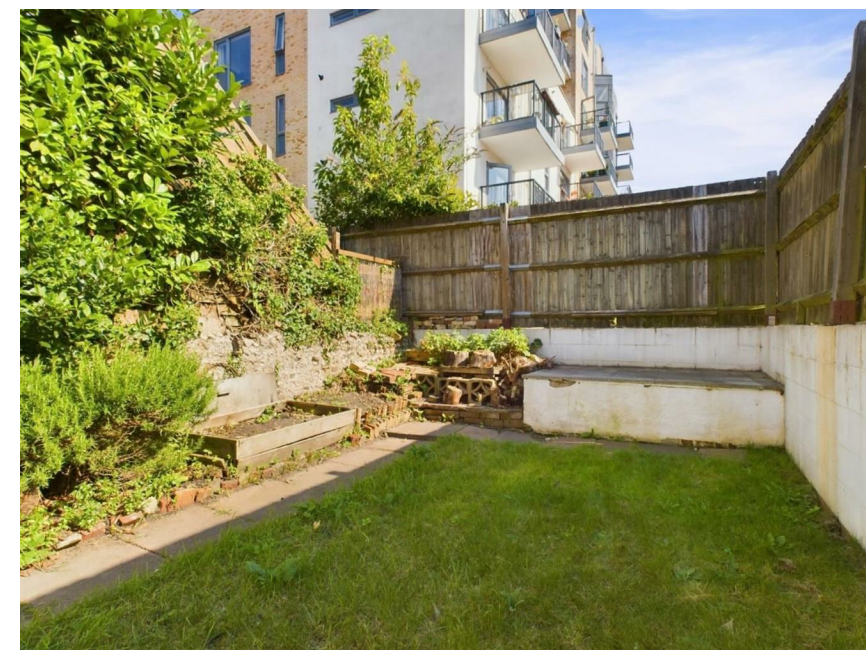
3.75m x 1.89m (12'3" x 6'2")
Two double glazed windows to front. Fitted kitchen comprising matching wall and base units, roll-edged work surfaces extend to include a four-ring gas hob with electric oven under and single bowl stainless steel sink with mixer tap and drainer. High-level cupboard housing combination boiler, space and plumbing for tall standing fridge freezer and washing machine. Ceramic tiled floor and part-tiled surround.

Bedroom

3.95m x 2.33m (12'11" x 7'7")
Dual aspect with double glazed windows to the rear and side overlooking rear garden. Radiator.

Rear Garden

Lower level laid to concrete with space to house outside store. Steps up to area laid to lawn with soil borders housing mature rosemary and bay leaf shrubs, raised vegetable planters and seating area. Timber fence and wall enclosed to all sides.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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: **A**

- NO ONWARD CHAIN
- Central Brighton Location
- Private Entrance
- Secure Bicycle Store
- Front Canopied Patio
- Private Rear Garden
- Well-Presented Throughout
- Kitchen/Breakfast Area
- Open-Plan Living
- Very Long Lease