

JohnHilton

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Est 1972



Total Area Approx 664.35 sq ft



Flat 8, Downsview, 26 Compton Road, Brighton, BN1 5AN

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Guide Price £300,000-£325,000
Leasehold - Share of Freehold

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*** GUIDE PRICE £300,000-£325,000 ***

NO ONWARD CHAIN & SHARE OF FREEHOLD
John Hilton's are delighted to be able to offer as sole selling agent this delightful top (third) floor purpose-built apartment which is located in the prestigious Dyke Road district with an allocated parking space, and enjoys incredible elevated, widespread and far-reaching views to the rear over Preston Park and beyond. Ideally suited to a first time or investor buyer, the property is considered to be in good order throughout and offers a well-proportioned lounge-dining room with a large floor-to-ceiling picture window, fitted kitchen with window and sufficient space for a small breakfast table, bathroom with tub and good storage and the two double bedrooms - both of which have built-in wardrobes. Situated just a 10-minute walk from Preston Park and Preston Park Station with direct rail service to London.

Approach

Communal front door with telephone entry system, opening onto communal hallway with stairs ascending to third floor landing.

Entrance Hall

Built-in storage cupboard with shelving, wood laminate flooring.

Living/Dining Room

3.99m x 5.54m (13'1" x 18'2")

Large floor-to-ceiling double glazed window to rear offering elevated widespread and far-reaching views over Preston Park and towards South Downs.

Kitchen

2.00m x 3.00m (6'6" x 9'10")

Double glazed tilt-and-turn window to rear offering elevated widespread and far-reaching views over Preston Park and to the South Downs. Fitted kitchen comprising a range of wall and base units, roll-edge work surfaces extend to include four-ring electric hob with oven below and extractor over, single bowl stainless steel sink with drainer and mixer tap, part-tiled splashback, space and plumbing for freestanding tall fridge-freezer and washing machine, radiator, wood laminate flooring.

Bedroom

4.37m x 3.27m (14'4" x 10'8")

Double glazed window to front, radiator under, built-in double wardrobe offering hanging and shelving.

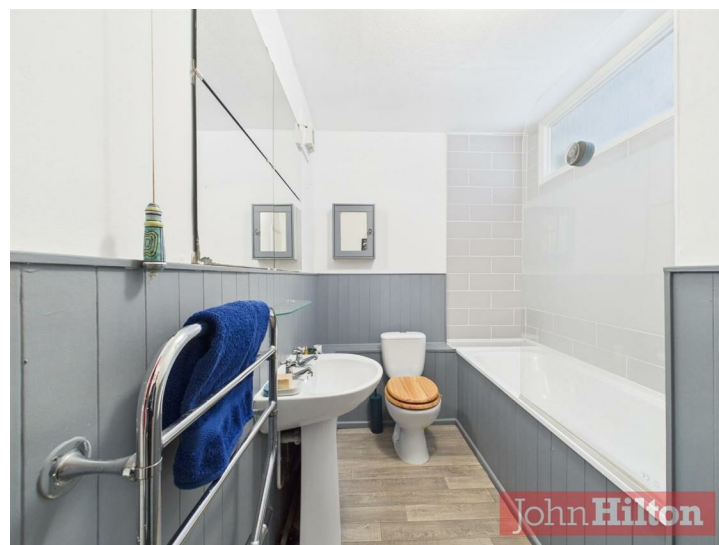
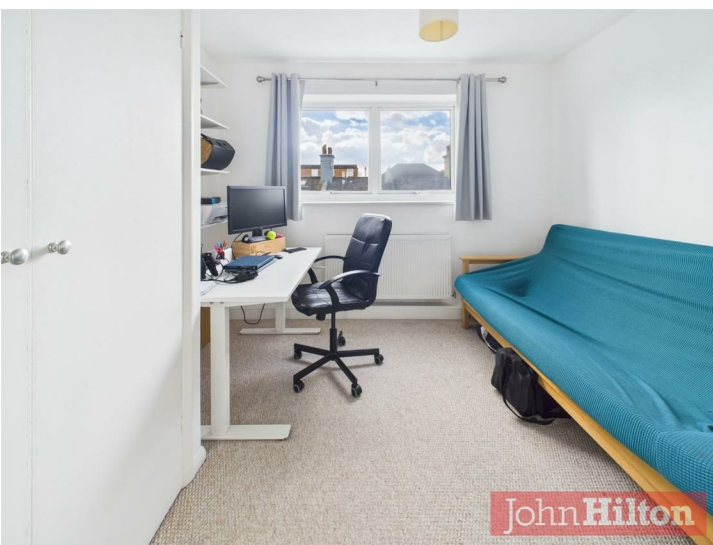
Bedroom

2.91m x 3.26m (9'6" x 10'8")

Double glazed window to front, radiator under, built-in double wardrobe offering hanging and shelving.

Bathroom

High-level borrowed light window from kitchen, panel-enclosed bath with electric shower over, part-tiled surround, pedestal wash hand basin, low-level WC, timber panelling to dado level, wall-mounted mirrors, vinyl floor, radiator with heated towel rail, built-in cupboard with slatted shelving for storage.



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

- NO ONWARD CHAIN
- Share of Freehold
- Desirable Dyke Road Area
- Top (Third) Floor Apartment
- Stunning Views
- Allocated Parking Space
- Two Double Bedrooms
- Living/Dining Room
- Bathroom With Tub & Storage
- Ideal First Time or Investment Buy