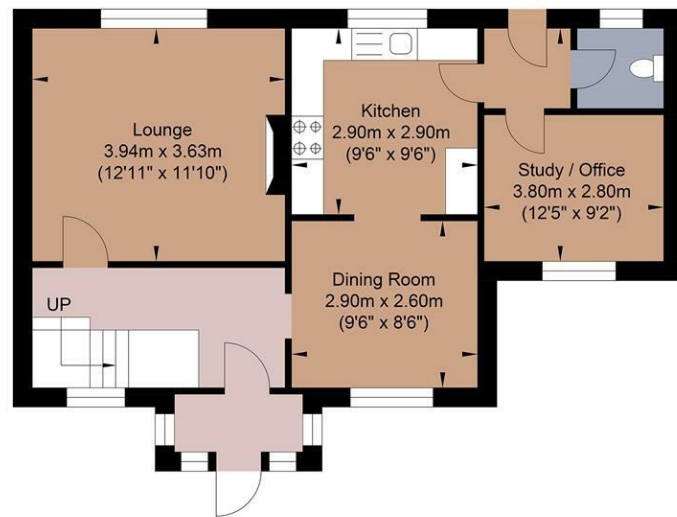


## Taunton Road



Ground Floor  
Approximate Floor Area  
553.15 sq ft  
(51.39 sq m)



First Floor  
Approximate Floor Area  
418.28 sq ft  
(38.86 sq m)

Approximate Gross Internal Area = 90.25 sq m / 971.44 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 971.44 sq ft

20 Taunton Road, Brighton, BN2 4JN

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](mailto:sales@johnhiltons.co.uk)

**£350,000 Freehold**





## 20 Taunton Road Brighton, BN2 4JN

A spacious two-bedroom semi-detached house with an additional ground floor study/office, set back from the road opposite Bevendean Primary School in a popular residential area, just on the edge of Brighton and close to the South Downs. The accommodation consists of a living room, family sized kitchen/diner, study/office and separate WC on the ground floor, with two large bedrooms and a modern bathroom upstairs. Generously sized front garden plus rear garden with lawn and decked sun terrace. Convenient location close to local shops and frequent buses into the city centre with easy access to the A27. Being sold with no onward chain.

### Approach

Set back from the road, mainly lawned front garden with various shrubs and fenced boundaries, steps up to raised paved patio adjoining the house and leading to entrance porch.

### Entrance Hall

Stairs ascend to first floor with storage cupboard under.

### Lounge

3.94m x 3.63m (12'11" x 11'10")  
Wood laminate flooring, feature fireplace, window to rear.

### Kitchen/Dining Room:

#### Dining Room

2.90m x 2.60m (9'6" x 8'6")  
Space for dining table and chairs, opening through to:

#### Kitchen

2.90m x 2.90m (9'6" x 9'6")  
Range of units at eye and base level, worktops with tiled splashbacks, fitted electric oven and hob with extractor hood over, stainless steel sink with mixer tap and drainer, spaces for appliances, wall-mounted combi boiler, side door to:

### Inner Lobby

Doors to rear garden, study/office, and WC.

### Study/Office

3.80m x 2.80m (12'5" x 9'2")  
Window to front.

### Separate WC

Low-level WC.

### First Floor Landing

Airing cupboard housing hot water cylinder, access to loft, window to front overlooking Bevendean School.

### Bedroom

4.60m x 3.10m (15'1" x 10'2")  
Window overlooking rear garden, walk-in wardrobe with hanging rail and window to front.

### Bedroom

3.16m x 3.0m (10'4" x 9'10")  
Window overlooking rear garden, built-in recessed wardrobe with hanging rail.

### Bathroom

White suite comprising panel-enclosed bath with electric shower over and tiled splashbacks, wash basin with mixer tap and low-level WC, heated towel rail.

### Rear Garden

Raised mature garden, lawned with various shrubs, decked sun terrace and shed to rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band: **C**

- NO ONWARD CHAIN
- Spacious Semi
- Generously Sized Front & Rear Gardens
- Set Back from the Road
- Opposite Local School
- Useful Ground Floor Study/Office
- Family Sized Kitchen/Diner
- Separate Lounge
- Close to Shops, School & Buses
- Ideal First Time Buy