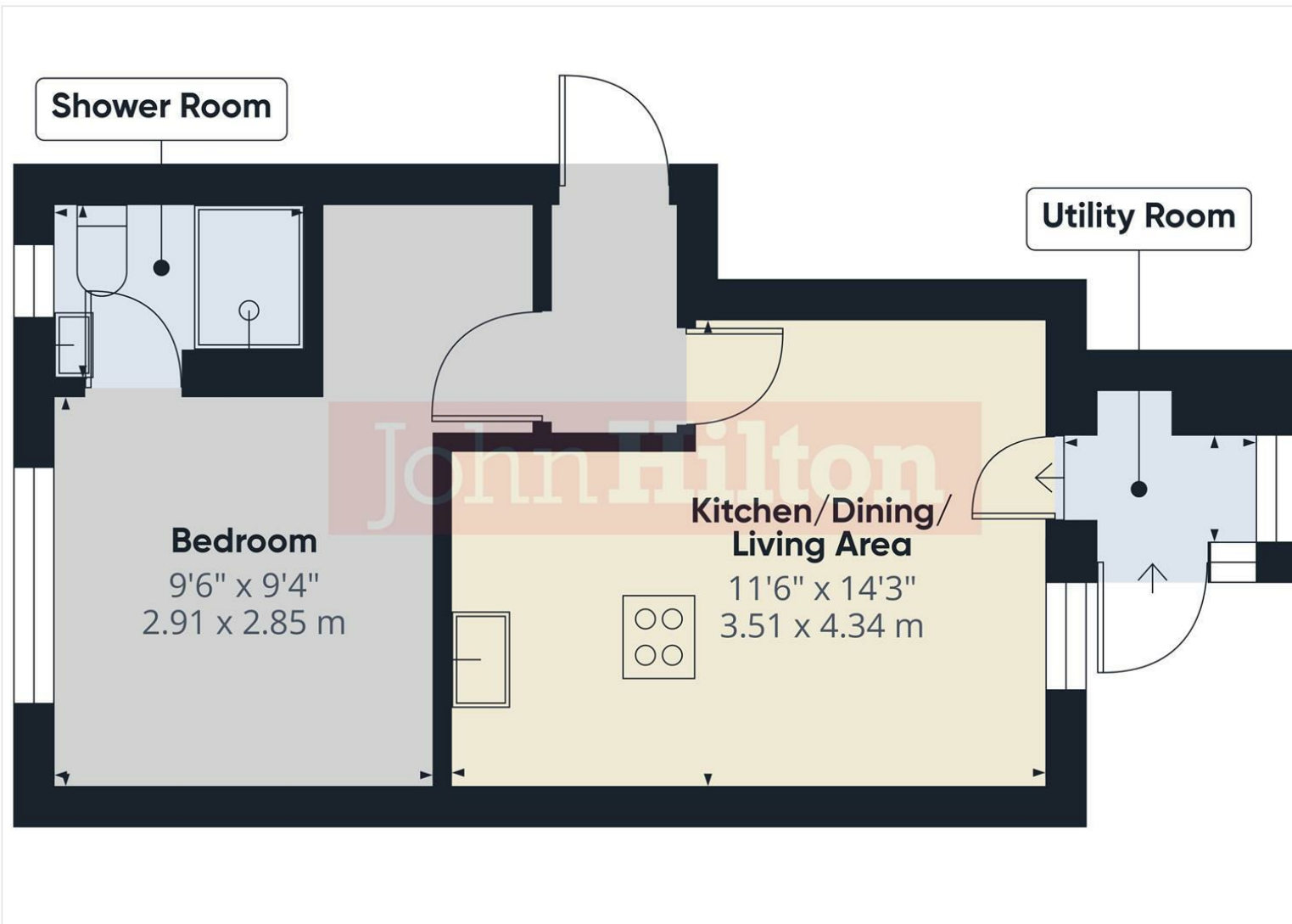


# John Hilton

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Est 1972



Total Area Approx 323.00 sq ft



Ground Floor Flat, 57 May Road, Brighton, BN2 3ED

To view, contact John Hilton:  
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**Guide Price £200,000-£225,000**  
**Leasehold**

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## Ground Floor Flat 57 May Road Brighton, BN2 3ED

\*\*\* GUIDE PRICE £200,000-£225,000 \*\*\*

Situated in a no through road just off the top of Elm Grove, a one bedroom ground floor flat with its own private patio garden enjoying a peaceful and open outlook at the rear with panoramic views across Brighton. Newly refreshed interior which consists of a good sized bedroom, open-plan kitchen/living area, en-suite shower and useful utility room. The patio garden is very low maintenance with composite decking and fenced boundaries. Popular residential area between Elm Grove and Hartington Road, with easy access to the city centre and good transport links. Ideal first time buy, being sold with no onward chain and 999-year lease.

### Approach

Door intercom with communal entrance hall which is shared with floor above. Sensor lighting.

### Entrance Hall

Door entry phone.

### Open-Plan Kitchen/Dining/Living Area:

3.51m x 4.34m (11'6" x 14'2")

### Kitchen/Dining Area

Range of handle-less units at both eye and base level with square-edge marble-effect worktops and metro-tiled splashbacks, stainless steel sink with mixer tap and drainer, and space for a dishwasher. Central island with breakfast bar over-hang, built-in oven and induction hob with canopied extractor hood over.

### Living Area

Built-in cupboard housing boiler with window to the rear and door to:

### Utility Room

Spaces for washing machine and fridge-freezer, worktops and door to rear garden.

### Bedroom

2.91m x 2.85m (9'6" x 9'4")

Large double glazed window to the front.

### En-Suite Shower

Shower enclosure with tiled surround and electric shower, wash basin with mixer tap and cupboard below, low-level WC, heated towel rail and patterned tiled floor.

### Rear Patio

Composite decked garden with fenced boundaries and peaceful and panoramic views towards the city centre.



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	
		75
	55	

Council Tax Band: **A**

- One Bedroom Ground Floor Flat
- Low Maintenance Patio Garden
- Newly Refreshed Interior
- Peaceful Surroundings
- Panoramic Views Across Brighton
- Popular Residential Area
- No Through Road
- 999-Year Lease
- Ideal First Time Buy
- NO ONWARD CHAIN