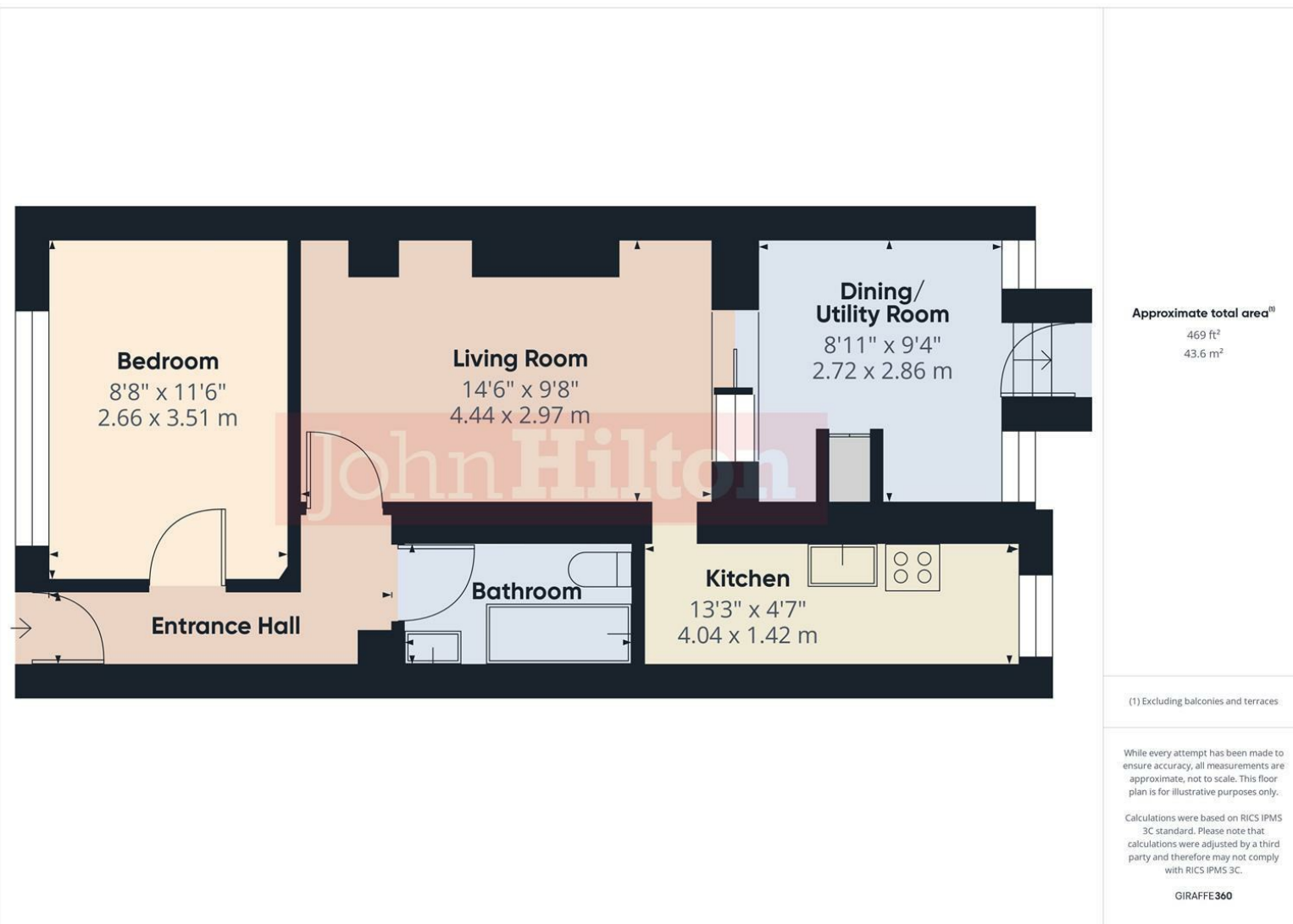


JohnHilton

JohnHilton

Est 1972



Total Area Approx 469.00 sq ft

97a Upper Lewes Road, Brighton, BN2 3FE

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

£225,000
Leasehold - Share of Freehold

view all our properties at:
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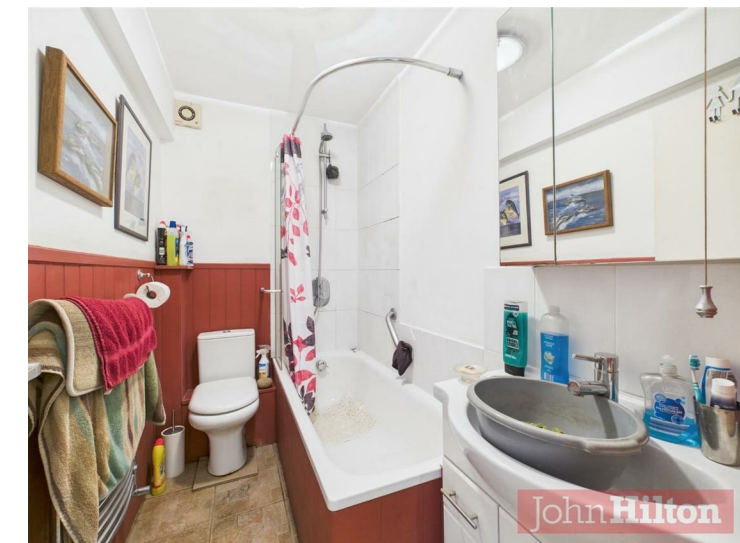
rightmove.co.uk
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97a Upper Lewes Road Brighton BN2 3FE

John Hilton's are delighted to offer this one bedroom lower ground floor flat with delightful garden space and SHARE OF FREEHOLD. Situated in the vibrant Lewes Road area, close to the heart of Brighton, there are excellent bus links for getting around the city and it's a short distance from Brighton mainline station for London commuters. This property is ideal for first time buyers with great potential and being sold with NO ONWARD CHAIN.



The entrance hall has laminate flooring which extends through to the bedroom and the living room, the bedroom having a timber-framed window to the front with radiator below, and the living room having wall-mounted recessed wooden shelving and UPVC sliding doors out to the conservatory which requires cosmetic updating and offers potential to convert to a spacious open-plan living/dining area or utility room. The conservatory has a beautiful skylight, laminate worktop with space and plumbing for a washing machine and tumble dryer, 'Ariston' gas combi boiler, tiled floor and two windows and glazed door onto the east-facing rear courtyard. Accessed via the living room, the kitchen has a UPVC tilt-and-turn window overlooking the courtyard and comprises a range of high-gloss units at both eye and base level with wooden worktops and decorative glass splashback, acrylic sink and drainer and 'Neff' four-ring gas hob with oven below and extractor hood above, as well as space and plumbing for a dishwasher and fridge-freezer. Lastly, the bathroom has a panelled bath with mixer shower over, shower screen and a white tiled surround, a wall-mounted basin with fitted vanity unit below and mirrored cabinet above, low-level WC and heated towel rail, with tiled floor and part wood-panelled walls.



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	69	78
	EU Directive 2002/91/EC	

Council Tax Band: **A**

- Lower Ground Floor Flat
- One Bedroom
- One Bathroom
- Share of Freehold
- Potential For Cosmetic Renovation
- Conservatory with Skylight
- Popular Location
- Excellent Transport Links
- Short Distance to Central Brighton
- NO ONWARD CHAIN

Viewings are recommended on this fabulously located lower ground floor flat offering an abundance of potential. Ideally placed near central Brighton with great transport links and within walking distance of the wonderful Brighton beach and seafront.