

John Hilton

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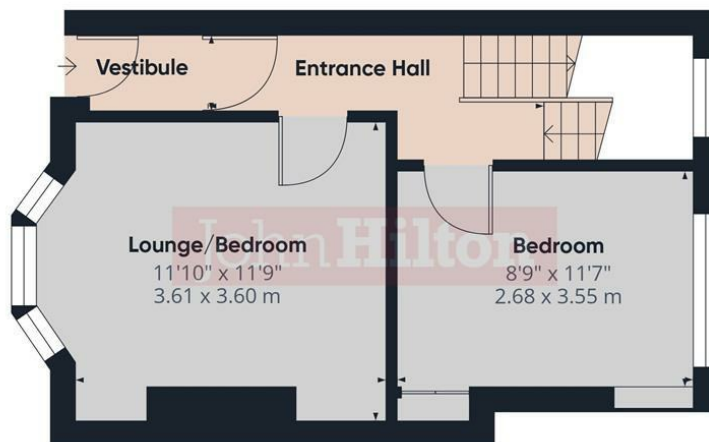
Est 1972



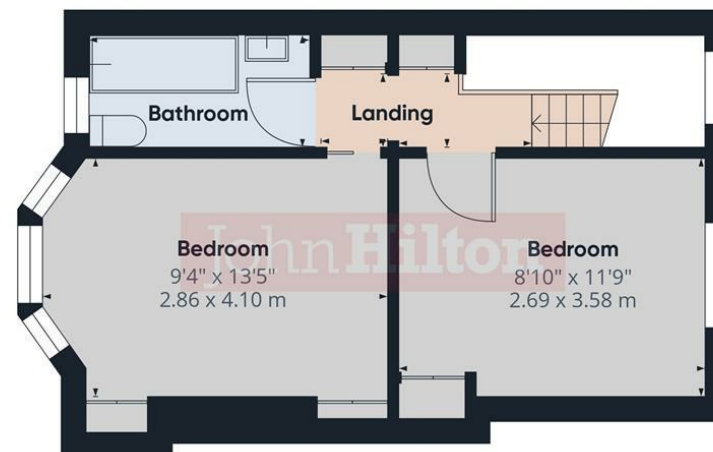
Cellar



Lower Ground Floor



Raised Ground Floor



First Floor

Total Area Approx 1088.00 sq ft



20 Wakefield Road, Brighton, BN2 3FP

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20 Wakefield Road Brighton, BN2 3FP

A spacious three/four bedroom older style terraced house situated in the popular Round Hill Conservation area. Requiring extensive renovation, the property is ideal for those looking for a fixer-upper. Arranged over four levels and retaining some of its original character features, with delightful rooftop views of the surrounding area from the rear. Convenient location within easy walking distance of the city centre, Brighton Station and London Road, and within the catchment area of highly regarded local primary and secondary schools. Being sold with no onward chain.

Approach

Lower courtyard with separate street entrance opening into lower ground floor. Steps ascend to main entrance opening into vestibule.

Entrance Hall

Original ceiling covings and cornicings, stairs to upper and lower floors.

Lounge/Bedroom

3.61m x 3.60m (11'10" x 11'9")
Bay with sash windows and secondary glazing, original ceiling cornicing, tiled fireplace.

Bedroom

2.68m x 3.55m (8'9" x 11'7")
Double glazed window to rear with cityscape rooftop views, recessed built-in cupboard.

LOWER GROUND FLOOR:

Hallway with separate street entrance, stairs to lower level, cupboard housing electric meters, half-landing.

Separate WC

High-level WC with chain, wash hand basin.

Open-Plan Kitchen/Dining Room:

2.59m x 7.03m (8'5" x 23'0")

Kitchen Area

Range of units at eye and base level, worktop, sink with drainer, window to rear.

Dining Area

Recessed built-in cupboard, sash window to front with secondary glazed unit, gas fire (untested).

CELLAR:

Reception Room

3.45m x 3.46m (11'3" x 11'4")
UPVC double glazed door to rear garden, butler-style sink, built-in cupboards.

FIRST FLOOR:

Landing with two built-in linen cupboards, entrance to loft space.

Bedroom

2.69m x 3.58m (8'9" x 11'8")
Recessed built-in airing cupboard housing hot water cylinder, built-in recessed chest of drawers, double glazed window to rear with stunning panoramic views.

Bedroom

2.86m x 4.10m (9'4" x 13'5")
Bay with sash windows and secondary glazing, recessed built-in wardrobes.

Bathroom

Bath with shower mixer tap, wash hand basin, low-level WC, heated towel rail.

Garden

Patio area with raised planters, enjoys open aspect, external storage cupboard.



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

Council Tax Band: **D**

- Victorian Terraced House
- Requires Full Refurbishment
- Lots of Potential
- Popular Round Hill Conservation Area
- Versatile Accommodation Arranged Over Four Floors
- Three/Four Bedrooms
- Retains Some Original Features
- Delightful Views from the Rear
- Convenient Location
- NO ONWARD CHAIN