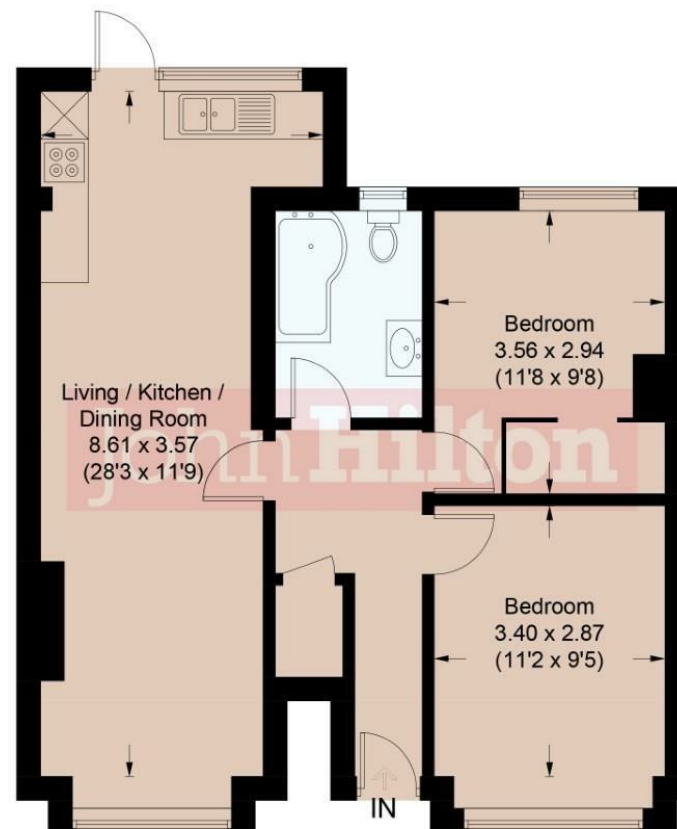


Milner Road, Brighton, BN2 4BS

Approximate Gross Internal Area = 61.7 sq m / 664 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



JohnHilton

Total Area Approx 664.00 sq ft

33 Milner Road, Brighton, BN2 4BS

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

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



33 Milner Road Brighton, BN2 4BS

*** GUIDE PRICE £300,000-£325,000 ***

A deceptively spacious two double bedroom, ground floor, purpose-built and refurbished flat which ticks the all important boxes - 50% Share of Freehold, long lease, private entrance and private South-facing rear garden! Internally, the well-proportioned accommodation is considered to be in excellent decorative order throughout, including a dual aspect open-plan lounge/dining/kitchen area which is a rare find within this type of property and location. Improvements carried out in 2020 included a refitted 'Worcester' combi boiler, a new electric consumer unit, refitted kitchen and refitted bathroom. This charming property, which enjoys a great sense of natural daylight, is conveniently positioned to the lower end of Milner Road for ease of access to a local parade of shops and a popular supermarket, as well as regular bus services and bicycle lane into town and out to the universities.

Approach

Front garden laid to paving with brick wall to front. Obscure double-glazed front door with window over, opening into:

Entrance Hall

Radiator and built-in storage cupboard housing gas meter. Wood laminate flooring extends through obscure glazed and timber panelled door into:

Open-Plan Lounge/Dining/Kitchen

8.61m x 3.57m (28'2" x 11'8")

Lounge Area

Double-glazed window to front with radiator under and fitted wide-slat Venetian blinds. Wood laminate flooring extends through squared opening to:

Kitchen/Dining Area

Double glazed window to rear and double glazed door offering access onto rear garden. Refitted kitchen comprising a range of matching wall and base units in white handleless high gloss. Work surface with metro-tiled surround extends to include a four-ring gas hob with oven below and extractor fan over, alongside a one-and-a-half bowl stainless steel sink with drainer and mixer tap, with space and plumbing for a washing machine and tall standing fridge-freezer. Wall-mounted refitted 'Worcester' combi boiler and radiator.

Bathroom

Obscure double-glazed window to rear. Refitted three-piece white bathroom suite comprising panel-enclosed P-shaped bath with mixer taps, thermostat shower and glass shower screen, low-level WC and wash hand basin set into cupboard unit with mirror over. Fully tiled surround and vinyl floor.

Bedroom

3.40m x 2.87m (11'1" x 9'4")

Double-glazed window to front with fitted wide-slat Venetian blinds and radiator under. Coved ceiling and wood laminate flooring.

Bedroom

3.56m x 2.94m (11'8" x 9'7")

Double-glazed window to rear with fitted roller blind, walk-in wardrobe with hanging rail, coved ceiling and radiator.

Rear Garden

Wall and fence enclosed to all sides and laid to paving, with outside power supply and two brick-retained flower planters.



- Refurbished 2020
- Coombe Road District
- 50% Share of Freehold
- Private Entrance
- Refitted Kitchen & Bathroom
- Two Double Bedrooms
- South-Facing Rear Garden
- Refitted 'Worcester' Combi Boiler
- Upgraded Electric Consumer Unit
- Convenient Location

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**