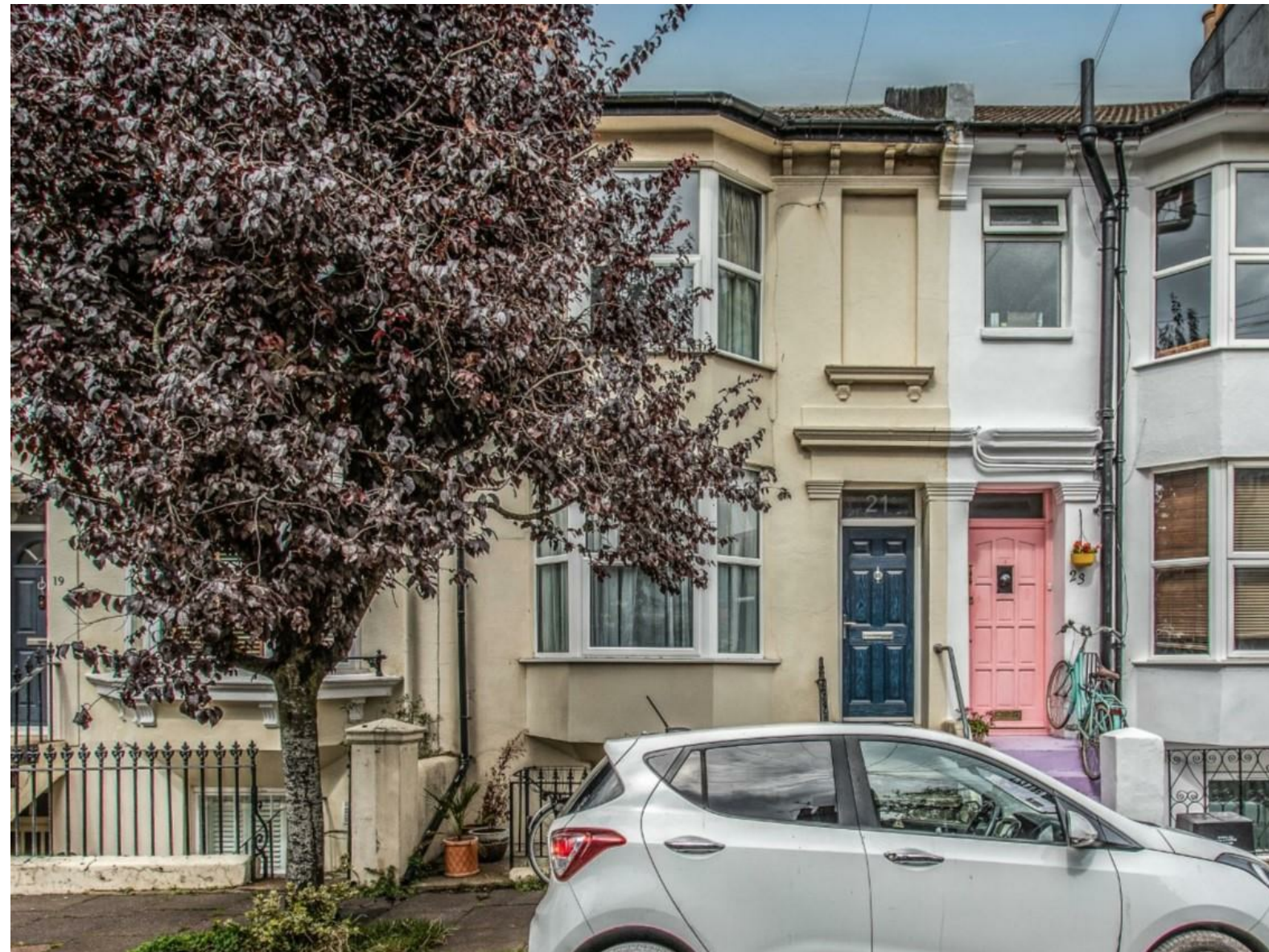


Newmarket Road, Brighton, BN2 3QG

Approximate Gross Internal Area = 113.6 sq m / 1223 sq ft



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



Total Area Approx 1097.06 sq ft

21 Newmarket Road, Brighton, BN2 3QG

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

Offers In The Region Of £425,000
Freehold



21 Newmarket Road Brighton BN2 3QG

Approach

Steps ascend to covered entrance with UPVC front door and double glazed window over, opening into:

Entrance Hall

Double glazed window to rear fitted with white wide-slat Venetian blind. Stairs ascend to first floor landing and further stairs descend to lower ground floor. Radiator, corniced ceiling with decorative corbels. Timber panelled door through to:

Lounge/Bedroom

3.30m x 2.91m (10'9" x 9'6")
Double glazed bay window to front, feature cast iron fireplace with timber mantle, twin built-in storage cupboards into alcoves.

Second Reception/Bedroom

3.50m x 3.01m (11'5" x 9'10")
Double glazed window overlooking rear garden, wall-mounted re-fitted 'Worcester' combination boiler, built-in storage cupboard into alcove.

FIRST FLOOR LANDING

Double-glazed window to rear fitted with wide-slat Venetian blind, hatch offering access into loft space, built-in storage cupboard with sliding door fronts:

Bedroom

3.40m x 2.90m (11'1" x 9'6")
Double-glazed window to rear and radiator.

Bedroom

3.30m x 2.91m (10'9" x 9'6")
Double-glazed bay window to front, radiator, built-in wardrobe and high-level cupboards.

Shower Room

Double shower enclosure with wall-mounted electric shower, pedestal wash hand basin and low-level WC. Fully tiled surround, extractor fan, radiator and vinyl tiled floor.

LOWER GROUND FLOOR HALLWAY

Obscure double-glazed door offering second street access, radiator, high-level cupboard housing electric consumer unit and electric meter, stone floor and glazed timber-framed door opening into:

Lounge/Dining Room

6.83m x 3.50m (22'4" x 11'5")
Dual aspect with double glazed window to front and double glazed French doors to rear, cupboard housing pre-lagged hot water tank with immersion.

Double glazed window to front with fitted roller blind, two radiators, laminate flooring, two wall-mounted uplights and two good sized built-in storage cupboards. Arched opening through to:

Kitchen

3.00m x 2.67m (9'10" x 8'9")
Double-glazed French doors onto garden with twin windows to either side fitted with wide-slat Venetian blinds. Fitted kitchen comprising a range of matching wall and base units, work surfaces with part-tiled splashbacks extend to include single bowl stainless steel sink with drainer and mixer tap, space and plumbing for washing machine, freestanding cooker and tall standing fridge freezer. Skylight and ceramic tiled floor.

Shower Room

Double glazed window to rear fitted with wide-slat Venetian blind. Shower enclosure with wall-mounted electric shower, pedestal wash hand basin and low-level WC. Fully tiled surround, heated towel rail, extractor fan and ceramic tiled floor.

Rear Garden

Walled garden having a patio area and a raised bed to rear, outside tap.



- Bay-Fronted Victorian Townhouse
- Four Double Bedrooms
- Two Shower Rooms
- Attractive Tree-Lined Street
- Two Street Entrances
- Central Location
- Arranged Over Three Floors
- Open-Plan Lounge/Dining/Kitchen Space
- Charming Courtyard Garden
- Amenities & Transport Nearby

Council Tax
Band: **C**

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	71	81
EU Directive 2002/91/EC		