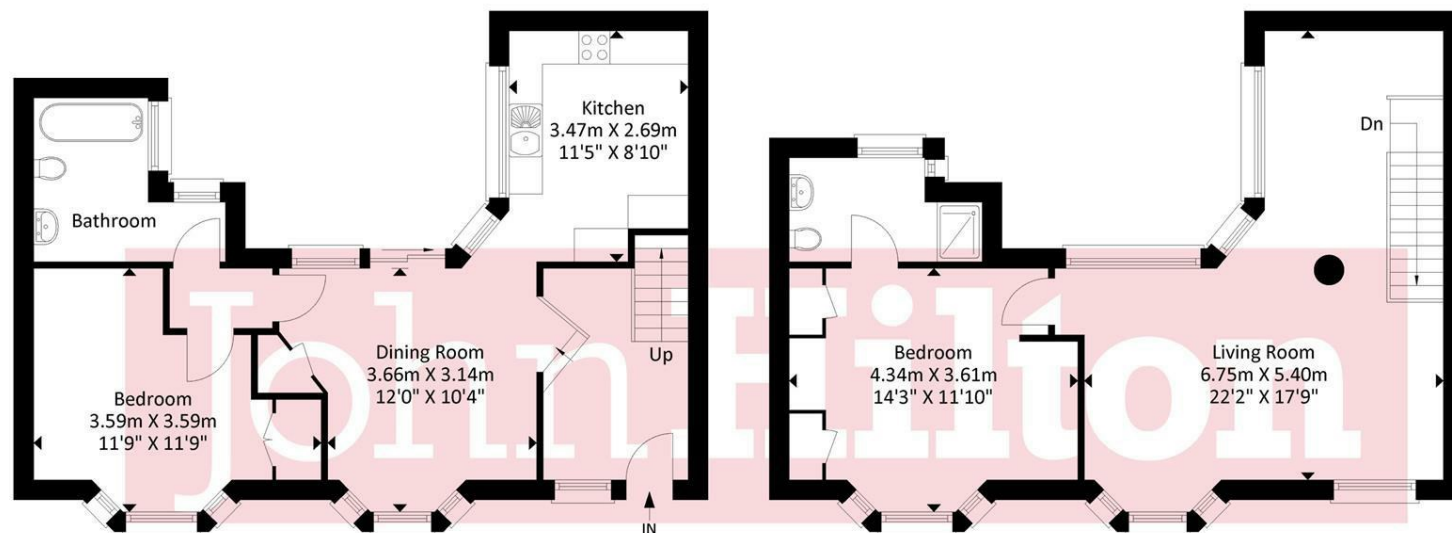


Toronto Terrace, Brighton



Ground Floor
Approximate Floor Area
518.82 sq ft
(48.20 sq m)

First Floor
Approximate Floor Area
504.82 sq ft
(46.90 sq m)



Approximate Gross Internal Area = 95.10 sq m / 1023.64 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright GDImpact 2018



Total Area Approx 1023.64 sq ft

2 Toronto Terrace, Brighton, BN2 9UW

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 Excess Of £500,000
Freehold



2 Toronto Terrace Brighton, BN2 9UW

Entrance Hall

Floor-to-ceiling frosted glass window, open tread staircase to first floor, 'Fired Earth' tiled floor.

Dining Area

3.66m x 3.14m (12'0" x 10'3")

Bay window to front, wall-mounted display unit with base units below (one housing tumble dryer) and distressed cement grey countertop, built-in corner cupboard, sliding patio doors to garden. 'Fired Earth' tiled floor extends through to:

Kitchen

3.47m x 2.69m (11'4" x 8'9")

Modern fitted kitchen with handleless units at eye and base level, distressed cement grey worktops with mosaic-tiled splashbacks and under-counter downlights. Inset one-and-a-half bowl sink with mixer tap, built-in oven with fitted microwave over, gas hob with extractor hood over, integrated dishwasher and washing machine, kick boards incorporating LED lighting, 'Fired Earth' tiled floor and window to rear.

Inner Hallway

'Fired Earth' tiled floor.

Bedroom

3.59m x 3.59m (11'9" x 11'9")

Bay window, fitted carpet, recessed built-in cupboards.

Bathroom

Panel-enclosed bath with mixer tap and marble-effect aquaboard surround, vanity unit comprising wash basin with mixer tap, marble-effect splashbacks, storage cupboard below and WC with concealed cistern. Fitted mirror with sensor touch LED lighting, display shelving with built-in cabinet lighting, heated towel rail, wall-mounted 'Vaillant' boiler and 'Fired Earth' tiled floor. Two windows to rear.

FIRST FLOOR:

Dual-Aspect Living Area

6.75m x 5.40m (22'1" x 17'8")

Abundance of natural light from floor-to-ceiling windows to front and rear, fitted carpet, feature ceramic tiled pillar.

Bedroom

4.34m x 3.61m (14'2" x 11'10")

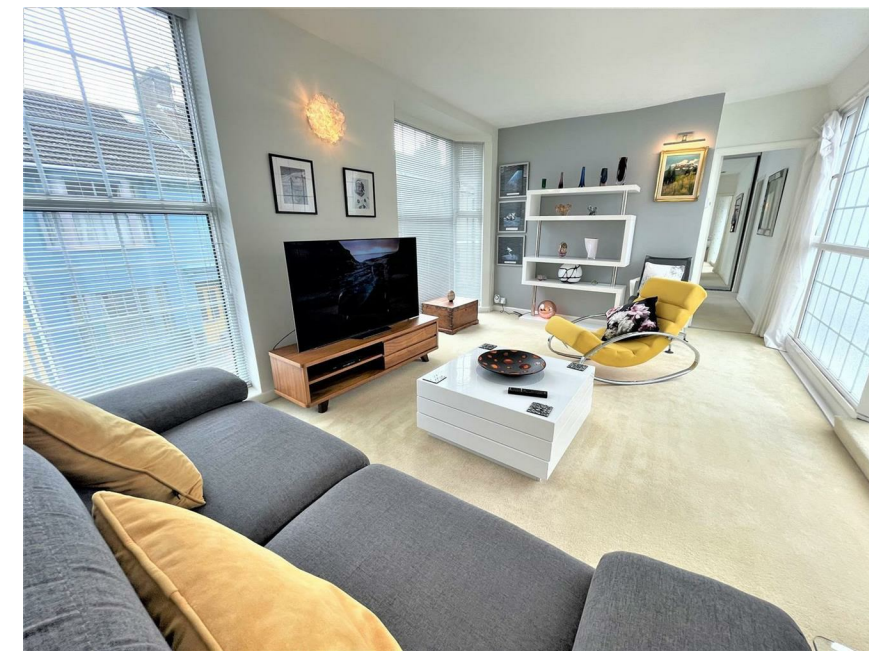
Bay window, fitted carpet, full-width bespoke built-in wardrobes with sliding doors, fitted with shelving, hanging rails and chest of drawers, entrance to loft.

En-Suite Shower Room

Recessed shower enclosure with marble-effect aquaboard surround, raised shower head and massage jets. Vanity unit comprising wash basin with mixer tap, marble-effect splashbacks, storage cupboard below and WC with concealed cistern, with wall-mounted storage cupboards above and fitted mirror with sensor touch LED lighting. Vertical radiator, 'Fired Earth' tiled floor and windows to rear.

West-Facing Patio Garden

Secluded sun trap with 'Fired Earth' tiled floor and feature mosaic-tiled boundary wall.



An exceptional and stylish residence with wide frontage, located within a popular residential area. A unique property with an abundance of large windows allowing lots of natural light to flood the open living spaces. The generously proportioned accommodation (95 square meters) consists of two large bedrooms, one with en-suite facilities and high spec fitted bedroom storage, an amazing open living area and free-flowing interconnecting kitchen to dining area, making this a very sociable set-up. The property is immaculately presented and offers something different to the rest. The west-facing patio garden is well secluded and is an inviting space for al fresco entertaining. Situated in the sought-after Hanover area which is convenient for Brighton station, close to Queens Park, and within easy reach of the famous North Laine district and Brighton seafront. This individual property would make a perfect home for a professional couple with Airbnb possibilities. Vendors suited.

- Unique & Stylish Property
- Immaculately Presented
- Abundance of Natural Light
- Generously Sized (Approx. 95m2)
- Open, Flowing Layout
- Delightful Bathroom & En-Suite Shower
- Two Spacious Bedrooms
- Modern Fitted Kitchen
- Sought-After Hanover Area
- Close to Queens Park, Within Easy Reach of Brighton Station

Council Tax
Band: **C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	