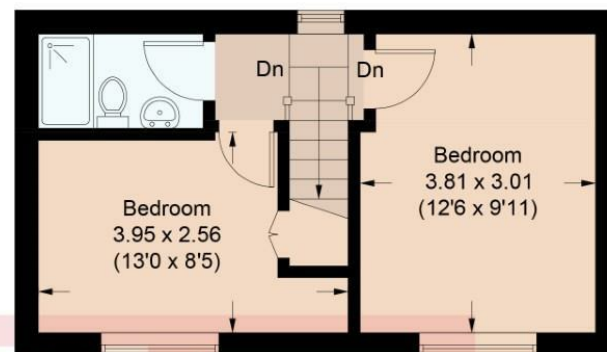


Ewhurst Road, Brighton, BN2 4AJ

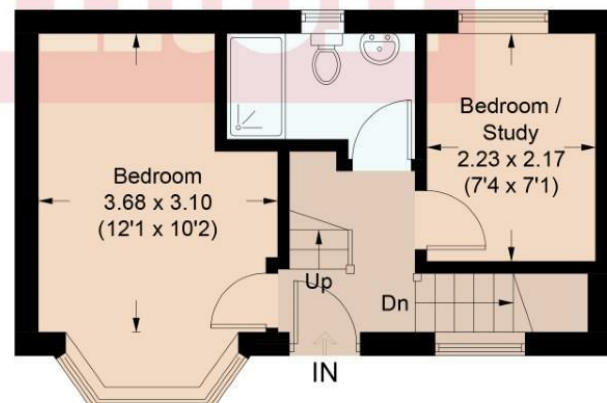
Approximate Gross Internal Area = 82.4 sq m / 887 sq ft



First Floor



Lower Ground Floor



Ground Floor

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



Total Area Approx 887.00 sq ft

42 Ewhurst Road, Brighton, BN2 4AJ

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 £475,000-£500,000
Freehold



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*** GUIDE PRICE £475,000-£500,000 ***
A newly refurbished double-fronted Edwardian property arranged over three floors with a sizeable west-facing landscaped rear garden. Finished to a high standard in modern neutral tones offering flexible and versatile accommodation. The upper levels consist of four bedrooms, or three bedrooms plus study, ideal for those that work from home. There are two newly installed shower rooms, one on the ground floor and another on the first floor. The lower level is open-plan providing a sociable living space with a delightful newly fitted kitchen and separate downstairs WC. The mostly lawned west-facing garden is approximately 60ft x 25ft with two patio areas (one sheltered) and enjoys an open aspect at the rear. Situated in an increasingly popular residential area with easy access into the city centre, close proximity to local shops and school, and frequent buses close by. Ready to move into with no onward chain.

- Newly Refurbished
- Attractive Double-Fronted Property
- Four Bedrooms
- Two Shower Rooms Plus Additional WC
- Arranged Over Three Levels
- Open-Plan Living Accommodation
- Sizeable West-Facing Garden
- New Central Heating & Electrics
- New Double Glazing
- NO ONWARD CHAIN

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: C

42 Ewhurst Road Brighton BN2 4AJ

Approach

Newly paved front garden with fenced and dwarf wall boundaries.

Entrance Hall

Newly fitted carpet, stairs to upper and lower levels.

Bedroom

3.68m x 3.10m (12'0" x 10'2")
Newly fitted carpet, bay with double-glazed windows.

Bedroom/Study

2.23m x 2.17m (7'3" x 7'1")
Newly fitted carpet, window to rear.

Shower Room

Shower enclosure with raised shower head plus hand-held shower attachment on riser, and tiled surround with feature pattern tiles. Wash basin incorporating storage cupboard below and fitted mirror over with LED lighting, low-level WC, heated towel rail and tiled floor.

LOWER GROUND FLOOR:

Hallway

LVT herringbone flooring.

Cloakroom

LVT herringbone flooring, low-level WC with concealed cistern, wash basin incorporating storage cupboard below and fitted mirror over with LED lighting. Cupboard housing 'Vaillant' combi boiler.

Open-Plan Kitchen/Dining/Living Area:

5.96m x 3.41m (19'6" x 11'2")

Kitchen Area

Newly fitted kitchen with range of units at eye and base level, marble-effect square edge worktops with metro tiled splashbacks and LED strip light downlights. One-and-a-half bowl sink with mixer tap, built-in oven, induction hob with retractable extractor hood over, integrated washing machine, and LVT herringbone flooring.

Lounge/Dining Area

LVT herringbone flooring, vertical column-style radiator, and door to rear garden.

FIRST FLOOR LANDING:

Fitted carpet, window to rear with panoramic views of surrounding area, and access to loft space (insulated).

Bedroom

3.81m x 3.01m (12'5" x 9'10")
Newly fitted carpet, double-glazed window to front.

Bedroom

3.95m x 2.56m (12'11" x 8'4")
Newly fitted carpet, double-glazed window to front, built-in storage cupboard.

Shower Room

Shower enclosure with raised shower head plus hand-held shower attachment on riser, tiled surround, wash basin incorporating storage cupboard below and fitted mirror over with LED lighting, low-level WC, patterned tiled floor.

West-Facing Rear Garden

Generous size, mostly lawned with paved patio. Paved footpath leads to sheltered paved patio (ideal for British summertime BBQs!). Walled boundaries with an open aspect to the rear.

Disclaimer:

This property has been virtually staged to provide a visual example of its potential. The furnishings and décor shown in the Living Room and Bedrooms are for illustrative purposes only and are not included in the sale.



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