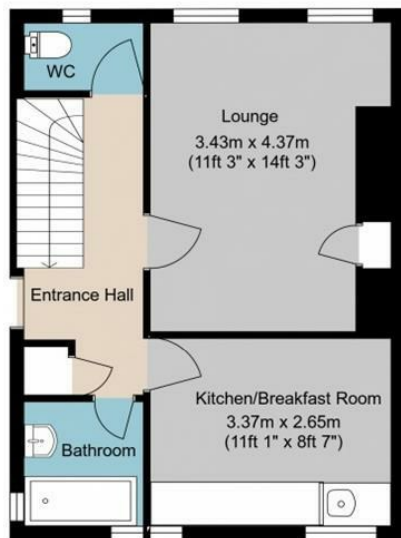
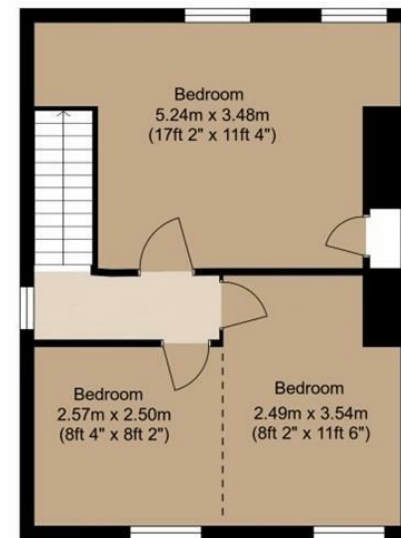


Freshfield Road, Brighton.



Ground Floor



First Floor

Approximate Gross Internal Area = 74.83 sq m (805.46 sq ft)

Illustration for identification purposes only. Measurements are approximate and not to scale.



Total Area Approx 805.46 sq ft

288 Freshfield Road, Brighton, BN2 9YG

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 £350,000
Freehold

**288 Freshfield Road
Brighton, BN2 9YG**

A semi-detached house with generously sized south-facing garden situated in a popular residential area close to Queens Park and highly regarded local school. Requires general updating, perfect for those looking for a blank canvas to put their own stamp on, with further potential to extend to the rear and also into the loft (subject to usual consents). Originally built as a three bedroom house, the two front bedrooms have been combined to create one large bedroom. Further potential to reconfigure the ground floor layout by moving the bathroom upstairs and creating a full-width kitchen/diner. Ideal for young families and first time buyers, being sold with no onward chain.

Approach

Steps descend to pathway leading to street entrance at the side, front garden with planting areas and hedged boundary.

Entrance Hall

Understairs storage cupboard, additional built-in storage cupboard.

Lounge

3.43m x 4.37m (11'3" x 14'4")
Windows to rear, recessed storage cupboard.

Kitchen/Breakfast Room

3.43m x 2.65m (11'3" x 8'8")
Units at eye and base level, worktops with tiled splashbacks, stainless steel sink with drainer, spaces for appliances.

Bathroom

Panel-enclosed bath with tiled splashback, wash basin with tiled splashback.

Separate WC

WC with high-level cistern.

Landing

Side window with entrance to loft.

Bedroom

5.24m x 3.48m (17'2" x 11'5")
Window to rear with views towards the sea, large recess with shelving and hanging rail, airing cupboard housing hot water cylinder.

Bedroom

5.06m x 6.04m (16'7" x 19'9")
(Previously two bedrooms) window to front, wall-mounted combi boiler.

Rear Garden

South-facing and generously sized, mostly laid to lawn, small trees, shed to rear.



- Semi-Detached House
- Generously Sized South-Facing Garden
- Requires General Updating
- A 'Blank Canvas'
- Scope to Extend (Subject to Usual Consents)
- Currently Arranged as Two Bedrooms
- Originally Built as Three Beds
- Popular Residential Area
- Close to Queens Park
- NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		55	
(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**