



Eckington Road,

Not for marketing purposes INTERNAL USE ONLY

welcome to

Eckington Road,

Ideal for first-time buyers, this 2-bed semi-detached home in Brighton offers a living room, kitchen. Outside there is drive and garage/workshop
Rear garden, and easy access to local shops and schools. No chain!



Living Room

14' x 12' 6" (4.27m x 3.81m)

Having an entrance door, front and side facing double glazed windows, and French doors leads to the porch, Radiator and laminate flooring. A door leads to the cellar.

Porch

Having a door which leads to the outside.

Kitchen

8' 8" x 10' 7" (2.64m x 3.23m)

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Gas hob and electric oven with extractor above.. Radiator and front facing double glazed window. Stairs leads to the first floor accommodation.

Bedroom 1

10' 3" x 8' 7" (3.12m x 2.62m)

Front facing double glazed window and radiator.

Bedroom 2

10' 9" x 9' 1" (3.28m x 2.77m)

Front double glazed window and radiator.

Wet Room

Having a side facing double glazed window and radiator, Wc, shower and sink. Tiling to the walls.

Garden

Having a paved garden, with lawned areas as well as providing access to the garage.

Garage

23' 6" x 12' 8" (7.16m x 3.86m)

A gated driveway leads to the garage/workshop.



check out more properties at williamhbrown.co.uk



welcome to

Eckington Road,

- Two bedrooms
- Semi-detached property
- Generously sized garden
- Driveway and Garage/workshop
- Ideal for first time buyers

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£180,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
CPK114186 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk