

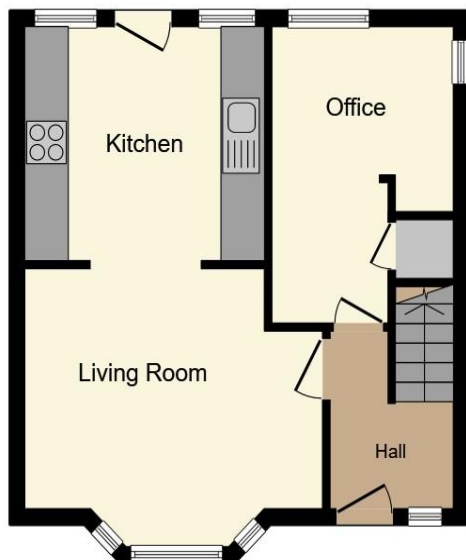


**Nyetimber Hill, Brighton, BN2 4TL**

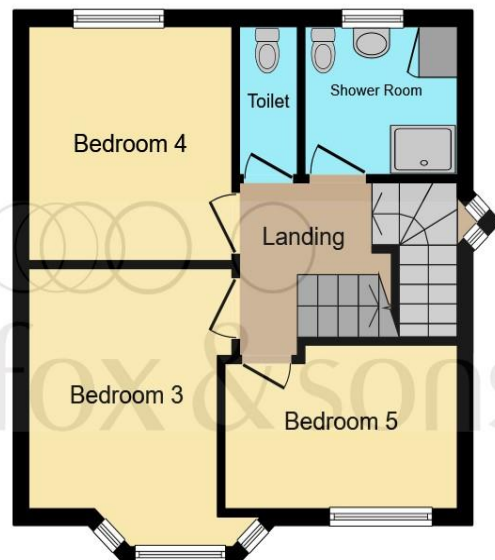
**welcome to**  
**Nyetimber Hill, Brighton**

An attractive 1930's end-of-terrace residence with recent loft conversion providing 2 extra bedrooms shower room. Enjoys an elevated position with delightful views at the front of the surrounding area, and a large garden at the rear. Modern open plan living on the ground floor plus a useful study ideal for those who work from home. Well-presented accommodation which is generously sized and ideal for those looking to gain space situated close to local amenities and frequent buses into the city centre.

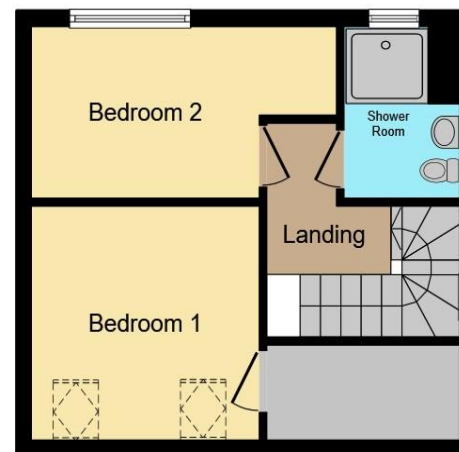




**Ground Floor**



**First Floor**



**Second Floor**

## **Ground Floor**

### **Hall**

### **Living Room**

13' 8" x 11' 5" ( 4.17m x 3.48m )

### **Kitchen**

10' 5" x 9' 8" ( 3.17m x 2.95m )

### **Office**

12' 5" x 7' 9" ( 3.78m x 2.36m )

## **First Floor**

### **Landing**

### **Wc**

### **Shower Room**

6' 9" x 6' 2" ( 2.06m x 1.88m )

### **Bedroom 3**

11' 8" x 8' 9" ( 3.56m x 2.67m )

### **Bedroom 4**

10' 2" x 9' 2" ( 3.10m x 2.79m )

### **Bedroom 5**

10' 5" x 7' 5" ( 3.17m x 2.26m )

## **Second Floor**

### **Landing**

### **Bedroom 1**

10' 5" x 9' 8" ( 3.17m x 2.95m )

### **Bedroom 2**

13' 5" x 7' 2" ( 4.09m x 2.18m )

### **Shower Room**

6' 9" x 3' 9" ( 2.06m x 1.14m )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

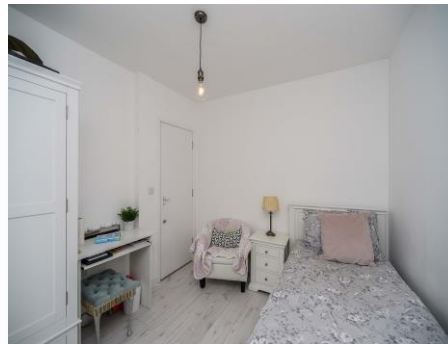
welcome to

## Nyetimber Hill, Brighton

- 5 Bedroom End-Of-Terrace House
- Front & Rear Gardens, With Side Access
- 2 Bathrooms / 3 WCs
- Licensed HMO
- Popular Residential Location
- Ideal Family Home/Rental Investment
- EPC Rating: D
- 103m<sup>2</sup> / 1109sqft

Tenure: Freehold

**£475,000**



Please note the marker reflects the postcode not the actual property

**check out more properties at** [fox-and-sons.co.uk](https://fox-and-sons.co.uk)

**see all our properties on** [zoopla.co.uk](https://zoopla.co.uk) | [rightmove.co.uk](https://rightmove.co.uk) | [fox-and-sons.co.uk](https://fox-and-sons.co.uk)



Property Ref:  
BEG105808 - 0005

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.

  
fox & sons



**01273 677544**



[LewesRoad@fox-and-sons.co.uk](mailto:LewesRoad@fox-and-sons.co.uk)



196-197 Lewes Road, BRIGHTON, East Sussex,  
BN2 3LA



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**