

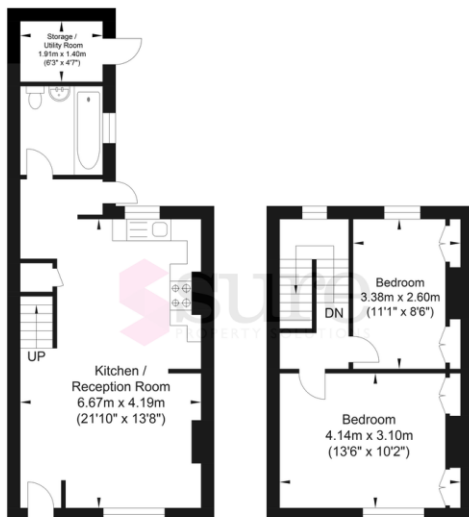


50 HENDON STREET, BRIGHTON, EAST SUSSEX, BN2 0EG
ASKING PRICE OF £475,000





Hendon Street



Ground Floor
Approximate Floor Area
394.92 sq ft
(36.69 sq m)

First Floor
Approximate Floor Area
300.85 sq ft
(27.95 sq m)

Approximate Gross Internal Area = 64.64 sq m / 695.77 sq ft

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

A fantastic two-double bedroom terraced home that the current vendor has fully modernised to an excellent standard. Tucked away just north of Kemp Town village, this little area is known as Bakers Bottom. It comprises of three streets of Victorian houses dating back to the late 1800's, serviced by local shops and is a very popular area due to being in the catchment area for St Luke's school and its proximity to Queens Park, Brighton College and of course the Royal Sussex County Hospital, an area that appeals to lots of different marketplaces. The streets have a great neighbourhood feel with everybody mixing making it a wonderful place to live.

LOUNGE/KITCHEN 21' 10" x 13' 8" (6.67m x 4.19m)

Brand new anthracite fitted kitchen with wooden worktops and metro tiles, new appliances to include slimline dishwasher, fridge/freezer, double oven and induction hob. Double glazed windows to front and rear, gas fired radiators, feature gas fireplace, under stairs storage, newly fitted Venetian blind, newly laid LVT flooring, stairs to first floor landing, access to the rear garden

BATHROOM Fully tiled, white bathroom suite with shower over bath, toilet, wash hand basin, heated towel rail and double glazed window, newly fitted LVT flooring

BEDROOM 1 13' 6" x 10' 2" (4.14m x 3.1m) Double glazed window to front, built in storage, gas fired radiator, newly fitted carpets

BEDROOM 2 11' 1" x 8' 6" (3.38m x 2.6m) Double glazed window to rear, gas fired radiator, built in storage, newly fitted carpets

UTILITY ROOM 6' 3" x 4' 7" (1.91m x 1.4m) Access via the rear garden, with washing machine

PATIO GARDEN Concrete laid patio with raised planters

Freehold

Council Tax Band C

Parking Zone C (no parking only permit, please always check council waiting lists)

For Broadband, City fibre, BT open reach, Virgin Media - checker.ofcom.org.uk

Mobile Coverage - please go to checker.ofcom.org.uk

Accessibility/Adaptions - None

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.