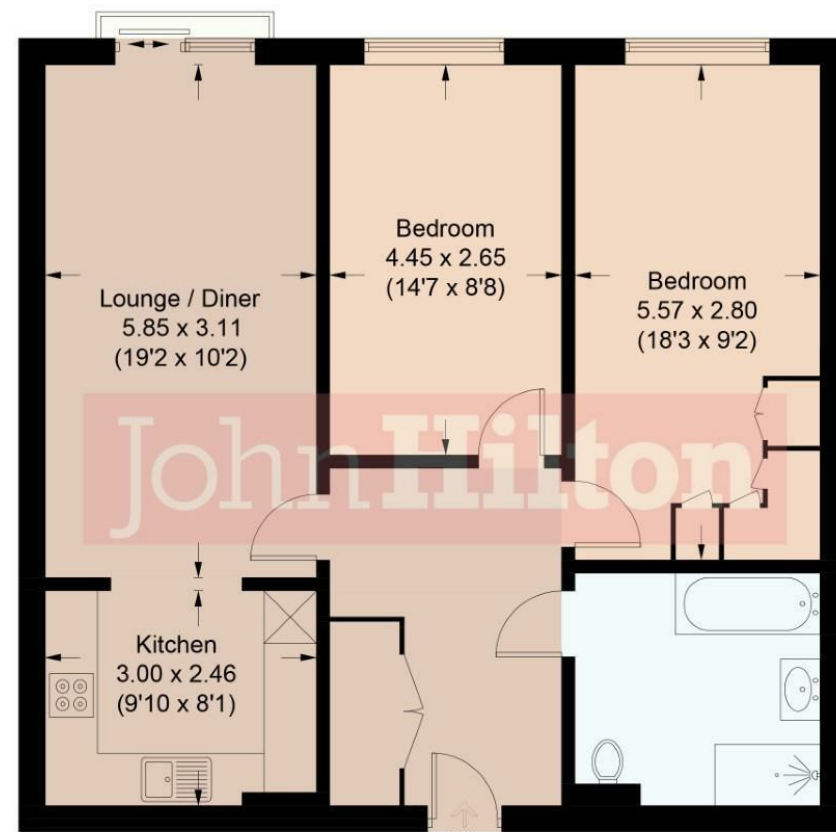


Pelham Court, London Road, Brighton, BN2 4AF

Approximate Gross Internal Area = 75.1 sq m / 808 sq ft



Second Floor

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



Total Area Approx 808.00 sq ft

7 Pelham Court, Coombe Road, Brighton, BN2 4FL

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 £274,000
Leasehold



7 Pelham Court Coombe Road Brighton, BN2 4FL

A surprisingly spacious two double bedroom, second floor, purpose-built apartment which is offered with NO ONWARD CHAIN and boasts a convenient position in popular Pelham Court at the lower end of Coombe Road. Internally, the property is considered to be in excellent decorative order throughout and well-proportioned accommodation includes a large entrance hall with built-in storage cupboard, generous open-plan kitchen/dining/lounge space with fully integrated refitted kitchen and West-facing Juliette balcony. There are two comfortably sized West-facing double bedrooms, the master of which benefits from a range of built-in wardrobes. A generous, refitted family bathroom with bath tub and separate large shower completes the accommodation. Viewing is highly recommended.



Approach

Communal entrance with secure entryphone system. Door opens into communal hallway with stairs and lift ascending to second floor. Apartment front door opens into:

Entrance Hall

Built-in double cupboard with shelving, housing electric consumer unit and stop cock, radiator and wall-mounted entryphone. Oak engineered flooring extends through door into:

Open-Plan Living Space:

Kitchen Area

3.00m x 2.46m (9'10" x 8'0")
Fully integrated modern fitted kitchen with grey handleless fronts to include integrated fridge-freezer, integrated washing machine and integrated dishwasher. Slate-effect worktops with part metro-tiled splashbacks extend to include a single bowl stainless steel sink with drainer and mixer tap alongside a four-ring gas hob with electric oven under and extractor fan over. Oak engineered flooring extends through opening into:

Lounge/Dining Area

5.85m x 3.11m (19'2" x 10'2")
Radiator and double-glazed sliding patio door opening to West-facing Juliet balcony.

Bedroom

5.57m x 2.80m (18'3" x 9'2")
Double-glazed tilt-and-turn window to front with radiator under, and built-in wardrobes offering hanging, shelving and drawers.

Bedroom

4.45m x 2.65m (14'7" x 8'8")
Double-glazed tilt-and-turn window to front with radiator under.

Bathroom

Panel-enclosed bath with mixer tap and hand-held shower attachment, large shower enclosure with low-profile shower tray and thermostat shower, wash hand basin with mixer tap set into wall-mounted drawer unit, and low-level WC. Part metro-tiled surround, extractor fan, heated towel rail and ceramic tiled floor.



- NO ONWARD CHAIN
- Spacious Purpose-Built Apartment
- Second Floor with Lift
- Two Double Bedrooms
- Open-Plan Living Space
- Lounge Area with Juliet Balcony
- Refitted Fully Integrated Kitchen
- Close to Regular Bus Service
- Refitted Bathroom
- Close to Universities

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract