



68b Lowther Road
Brighton, BN1 6LH
Asking Price £295,000



68b Lowther Road, Brighton, BN1 6LH

An attractive and most delightful 1 bedroom ground floor converted garden flat situated in this highly favoured residential area within a short stroll of the popular Fiveways community with its local shops, cafes and bars. The flat benefits from having its own separate street entrance with good size accommodation comprising: entrance hall, bright west facing lounge with impressive Victorian fireplace, modern fitted kitchen, useful double glazed lean to, double bedroom and modern shower room/wc. The flat has a private sunny south facing walled rear garden with useful gated side entrance, gas fired central heating and is being sold with a long 148 year lease. ** VIEWING HIGHLY RECOMMENDED **

Location

This attractive 1 bedroom ground floor garden flat is situated in this tree lined road close to the highly desirable and vibrant Fiveways community with it's local shopping facilities, cafes and bars. The 65 acre Preston Park, Blakers Park and Hollingbury Park/Golf Course are all within a short stroll providing their recreational facilities. Preston Park mainline station is within easy reach providing a commuter service to Gatwick and London, and there are regular bus services available in Ditchling Road providing easy access to Brighton city centre and seafront.

Accommodation

All measurements are approximate.

Ground Floor

Own Separate Street Entrance

The flat benefits from having its own separate street entrance.

Entrance Porch

Approached via a part glazed front door. Glazed door leading to:

Entrance Hall

Original ceiling covings and mouldings. Dado rail. Stripped wooden floorboards. Built in cupboard with shelving.

Lounge 14'0" x 13'6" (4.28 x 4.13)

A lovely bright west facing lounge with impressive original Victorian fireplace with decorative tiled inserts, tiled hearth, black marble surround and with an open grate. Original ceiling covings. Stripped wooden floorboards. Built in shelving to chimney breast recess. Radiator. Recessed downlights. Large sash bay window to front.

Double Bedroom 11'8" x 10'0" (3.56 x 3.05)

Radiator. Sash window to rear.

Inner Hallway

With doors to shower room/wc and kitchen.

Modern Kitchen/Breakfast Room 9'1" x 8'9" (2.78 x 2.68)

A delightful modern kitchen/breakfast room fitted with a range of light grey units with contrasting worktops with stainless steel sink unit with mixer tap with cupboards below. Space and plumbing for washing machine. Further range of working surfaces with cupboards and drawer units below. Space for slot in cooker. Space for fridge/freezer. Matching range of wall cupboards and extractor hood. Tiled floor. Radiator. Matching range of wall cupboards and extractor hood. Wall mounted 'Worcester Bosch' gas central heating boiler. x2 Windows to side. Glazed door leading to :

Glazed Lean To 6'1" x 5'2" (1.86 x 1.60)

Double glazed lean to providing a useful additional storage area and with a double glazed door leading onto the rear garden.

Shower Room/WC

Large tiled siled shower enclosure with fitted electric 'Triton' shower unit. Wash hand basin. Low level wc. Heated towel rail. Tiled floor. Window to side.

Outside

Front Garden

Small formal front garden with path leading to the front door.

Walled Rear Garden

Private rear garden enjoying a bright south facing aspect and with a good degree of privacy, mature trees and shrubs and with a useful gated side entrance into Dover Road.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Leasehold, currently with a 148 year lease.

MAINTENANCE: £754.20 payable half yearly (September 2026 - March 2027)

GROUND RENT: £0

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

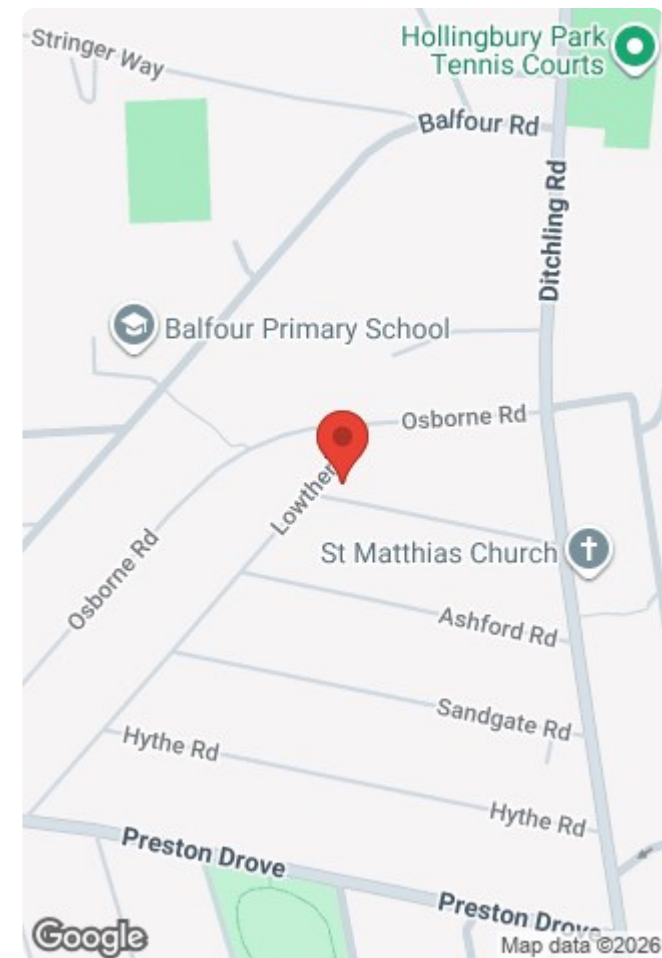
VIEWING: Strictly by appointment only through David & Co 132a Preston Drive, Brighton, BN1 6FJ.





Total Area: 49.0 m² ... 527 ft²
(Excluding Garden)

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs							
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs							
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



DAVID & CO

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