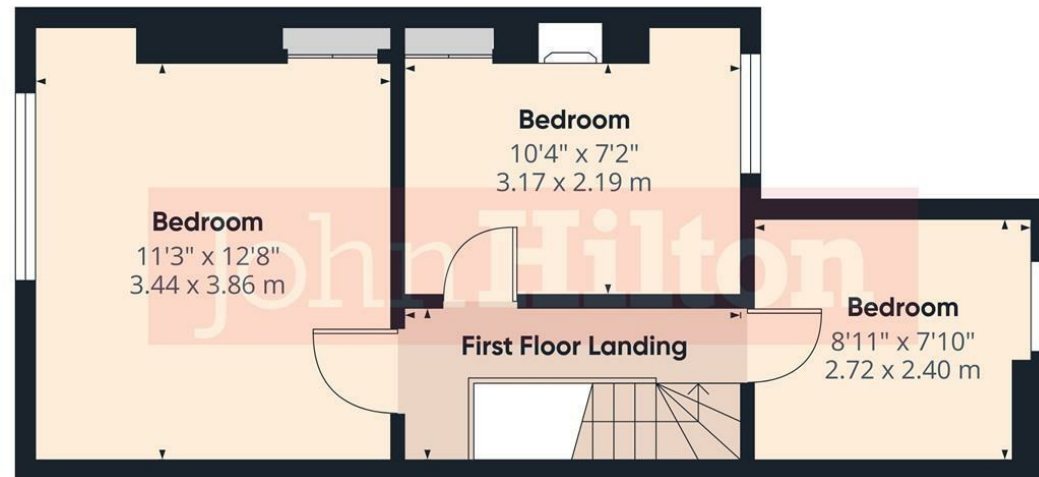


Ground Floor



Floor 1

Total Area Approx 707.00 sq ft

75 Ewhurst Road, Brighton, BN2 4AL



To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
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01273 608151 or sales@johnhiltons.co.uk

**Offers In Excess Of £350,000**  
**Freehold**

# 75 Ewhurst Road Brighton BN2 4AL

An attractive Edwardian three-bedroom terraced house situated within a popular residential area. Requires general updating with bags of potential, ideal for those looking for a blank canvas to put their own stamp on. The accommodation consists of three bedrooms, separate lounge, kitchen/dining room and bathroom with a good-sized raised garden at the rear. Further potential to convert the loft (subject to usual consents). Convenient location close to local amenities and good transport links into the city centre. Being sold with no onward chain.



### Approach

Steps ascending to street entrance, raised front garden.

### Entrance Hall

Stairs to first floor.

### Living Room

4.16m x 3.22m (13'7" x 10'6")  
Square bay window, fitted carpet, period fireplace.

### Kitchen/Dining Room

3.16m x 3.45m (10'4" x 11'3")  
Range of units at eye and base level, worktops with tiled splashbacks, stainless steel sink, spaces for appliances, wall-mounted combi boiler, understairs storage cupboards.

### Bathroom

Panel-enclosed bath with shower mixer tap, tiled surround, shower screen, wash basin and low level WC. Door to garden.

### First Floor Landing

Entrance to loft with potential to convert (subject to usual consents).

### Bedroom

3.44m x 3.86m (11'3" x 12'7")  
Large window to front, fitted carpet, feature fireplace, built-in recessed cupboard.

### Bedroom

3.17m x 2.19m (10'4" x 7'2")  
Window to rear, fitted carpet, feature fireplace, built-in recessed cupboard.

### Bedroom

2.72m x 2.40m (8'11" x 7'10")  
Window to rear, fitted carpet.

### Rear Garden

Enclosed patio with steps ascending to main garden measuring 7.85m (25ft9) x 4.09m (13ft5), small tree, walled and fenced boundaries.



- Edwardian Terraced House
- Three Bedrooms
- Requires General Updating
- Lots of Potential
- Double Glazed
- Gas Central Heated
- Retains Period Fireplaces
- Good-Sized Rear Garden
- Popular Residential Area
- NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	
			83
		58	

Council Tax Band: **C**