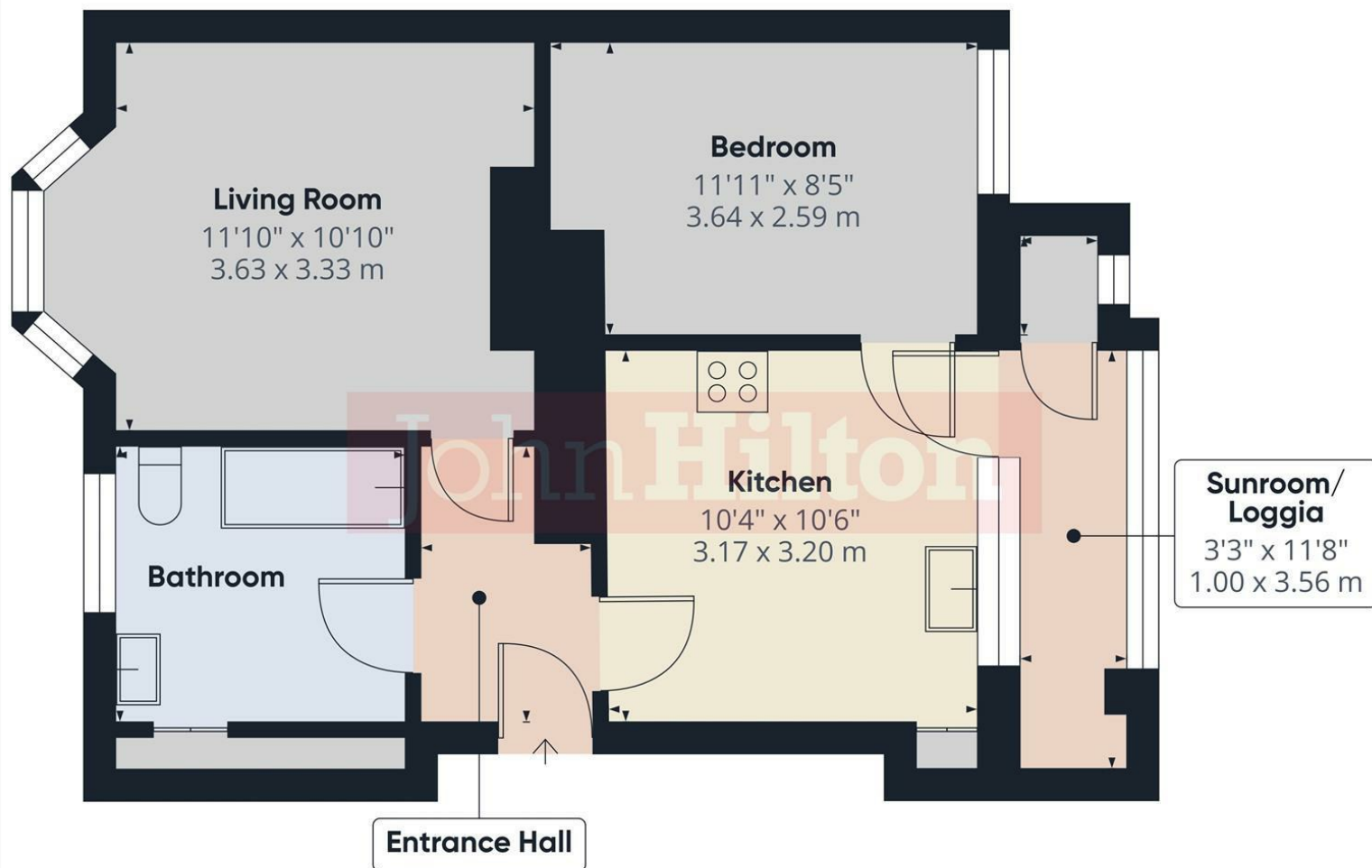


John Hilton

John Hilton

Est 1972



Total Area Approx 506.00 sq ft

50A Coombe Road, Brighton, BN2 4EA

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

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50A Coombe Road Brighton BN2 4EA

Being sold with NO ONWARD CHAIN and SHARE OF FREEHOLD, this is an excellent opportunity for first-time buyers or investors to acquire this well-proportioned, first-floor, one-bedroom flat located at the lower end of Coombe Road.

The property offers comfortable accommodation and will benefit from a new 999-year lease being granted upon completion, plus a share of the freehold.

The well-proportioned layout comprises a spacious lounge with large bay window to the front allowing natural light to pour in, one double bedroom, kitchen to the rear of the property which leads out to a loggia that could be used as an office space and also provides ample natural light via its southerly aspect, and a spacious bathroom fitted with a white three-piece suite. The property further benefits from gas central heating and double glazing throughout.

Situated in a popular central Brighton location, within a 5-minute walk of Lewes Road with its array of shops, pubs, cafés and supermarkets, and regular bus services across Brighton & Hove and beyond. Brighton's mainline station is just a short bus journey/drive for commuters to London or Gatwick Airport.

- No Onward Chain
- Share of Freehold
- One-Bedroom, First-Floor Flat
- New 999-Year Lease to be Granted on Completion
- Ideal First Time Buy or Investment
- Loggia with Southerly Aspect
- Gas Central Heating
- Double Glazing Throughout
- Close to Local Amenities & Regular Bus Services
- Attractive Long-Term Investment

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	
	70	76

Council Tax Band: **A**