John Hilton

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Est 1972

Ground Floor

Floor 1

Total Area Approx 1093.00 sq ft

63 The Avenue, Brighton, BN2 4GG

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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63 The Avenue, Brighton, BN2 4GG

A spacious, semi-detached house overlooking a green to the front, with fields which lead to the South Downs to the rear. Extended at the rear, the property has been a long-term six-bedroom HMO but is being sold with vacant possession and would easily revert to a large family home. The accommodation consists of three bedrooms, bathroom and separate WC upstairs, with lounge (previously used as sixth bedroom), dining room, kitchen and shower room to the ground floor. There is a generously sized rear garden with outbuilding, a shared driveway to the side plus garage, and lawned front garden with potential for off-road parking. Ideal for those seeking a large family home or an investor looking for their next buy-to-let investment. Set within green surroundings with easy access to the South Downs, and within a short walk of the local train station and frequent buses with direct routes to the city centre. No onward chain.

Approach
Lawned front garden with paved footpath to front entrance.

Entrance Hall
Wood laminate flooring, stairs to first floor with storage area under.

Living Room
3.38m x 3.16m (11'1" x 10'4")
Previously used as a bedroom, with wood laminate flooring and window to front.

Dining Room
4.73m x 2.37m (15'6" x 7'9")
Previously used as living room, with fitted carpet, window to rear and French doors to garden.

Kitchen
3.93m x 2.15m (12'10" x 7'0")
Range of units at eye and base level, worktops with splashback trim, fitted oven, gas hob with splashback, stainless steel sink with mixer tap and drainer, spaces for appliances including dishwasher. Two windows to rear, and large built-in cupboard housing combi boiler.

Bedroom
3.70m x 2.26m (12'1" x 7'4")
Wood laminate flooring, window to front.

Bedroom
3.63m x 2.18m (11'10" x 7'1")
Wood laminate flooring, window to side.

Shower Room
Shower enclosure, wash basin, low-level WC and tiled walls. Window to rear.

First Floor Landing
Fitted carpet, window to front, entrance to loft.

Bedroom
3.68m x 4.59m (12'0" x 15'0")
Fitted carpet, window to front overlooking green, feature fireplace.

Bedroom
3.44m x 2.91m (11'3" x 9'6")
Fitted carpet, window to front overlooking green.

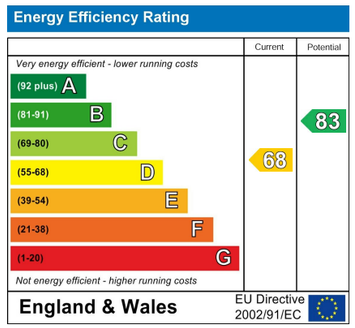
Bedroom
3.40m x 2.49m (11'1" x 8'2")
Fitted carpet, window overlooking rear garden.

Bathroom
Panel-enclosed bath with shower mixer tap and shower screen, wash basin, window to rear.

Separate WC
Low-level WC, window to rear.

Rear Garden
Steps ascend to raised lawn - rear section is overgrown. Substantial in size, outbuilding with tiled floor and plumbing for washing machine. Side access.

Shared Driveway
To side of property with access to garage which is set back from the property.



Council Tax Band: **C**

- Spacious Semi-Detached House
- Extended at the Rear
- Licenced Six-Bed HMO - Being Sold with Vacant Possession
- Could Easily Revert to a Five-Bed Family Home
- Two Bath/Shower Rooms Plus Separate WC
- Large Rear Garden
- Shared Driveway Plus Garage
- Situated Opposite Green Open Space
- Fields to the Rear
- NO ONWARD CHAIN

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

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