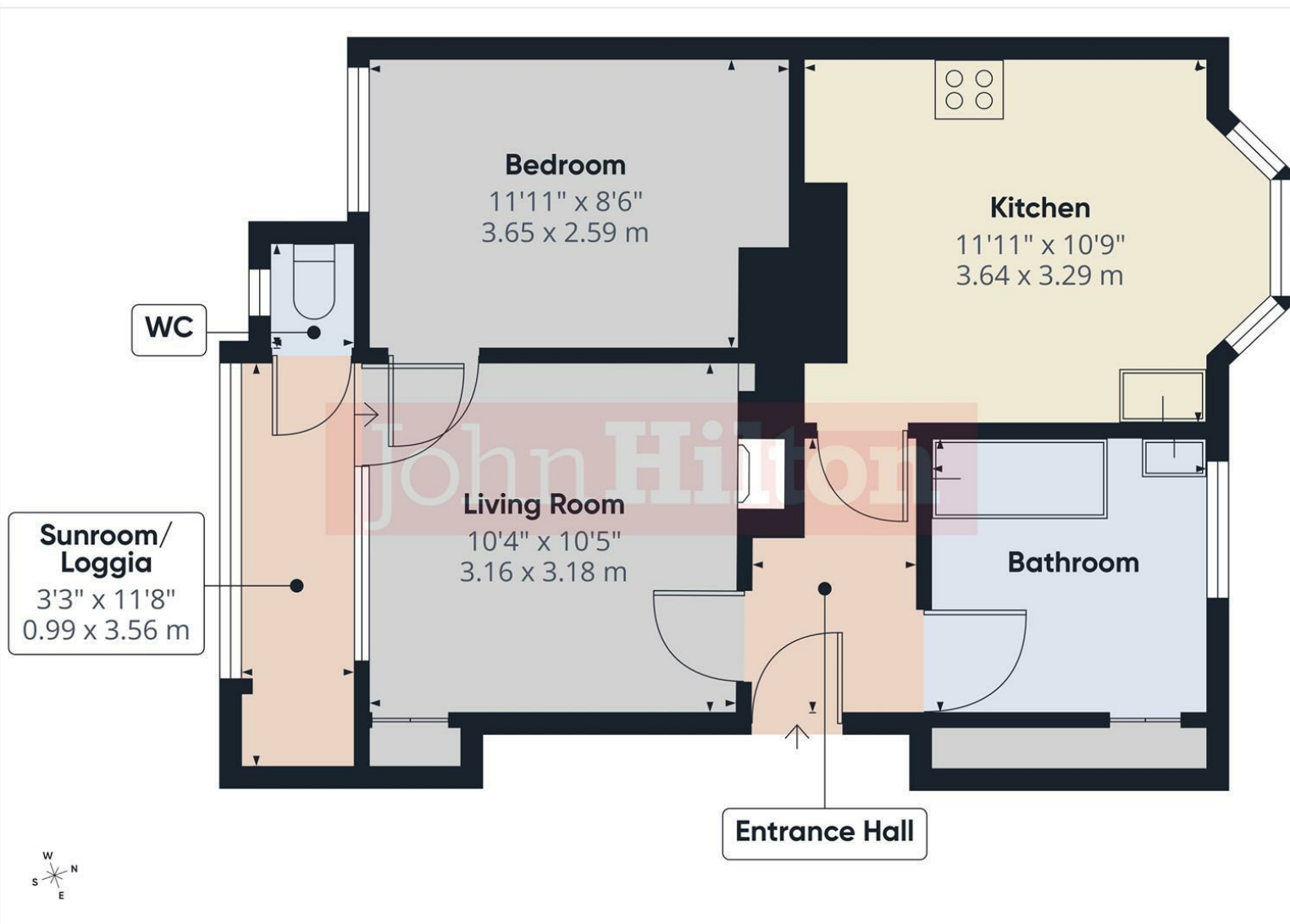


# JohnHilton

# JohnHilton

Est 1972



Total Area Approx 508.00 sq ft

48A 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](mailto:sales@johnhiltons.co.uk)

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# 48A Coombe Road Brighton BN2 4EA

With NO ONWARD CHAIN and SHARE OF FREEHOLD, this well-proportioned, one-bedroom, first-floor flat located at the lower end of Coombe Road presents an excellent opportunity for first-time buyers or investors looking to add to their portfolio and will be granted a new 999-year lease upon completion.

The comfortable accommodation has a well-proportioned layout comprising a south-facing lounge with large windows allowing plenty of natural light to stream in, and a door leading to a loggia with adjoining WC – which could be used as an office space for hybrid workers – a double bedroom, a modern kitchen to the front of the property with a large bay window, and a spacious bathroom. 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
- New 999-Year Lease Upon Completion
- First Floor, One-Bedroom Flat
- Sunny Loggia
- Gas Central Heating
- Double Glazing Throughout
- Popular Central Location
- Close to Local Amenities & Excellent Transport Links
- Ideal for First Time Buyers & Investors
- 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                                   | 55                      | 67        |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Council Tax Band: **A**

