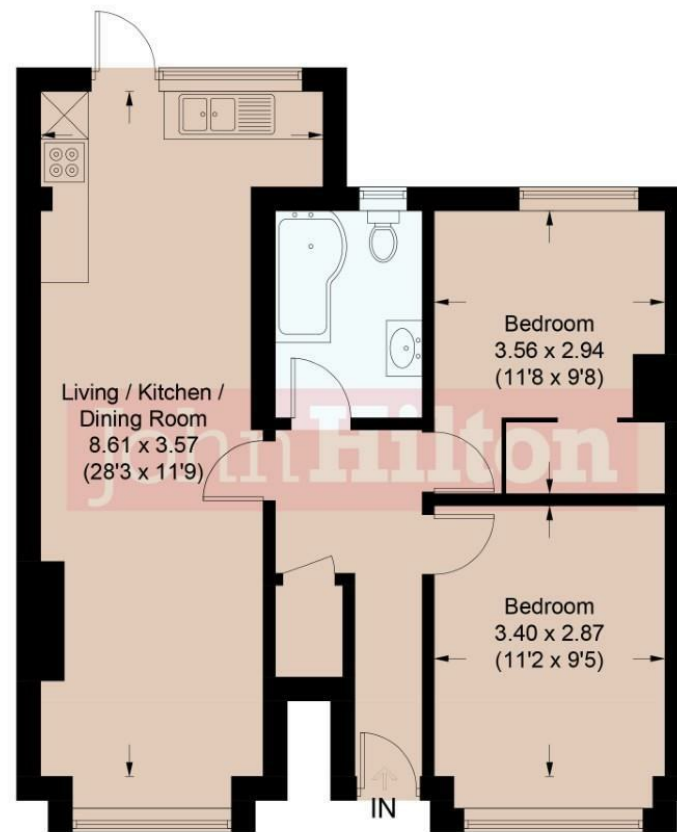


Milner Road, Brighton, BN2 4BS

Approximate Gross Internal Area = 61.7 sq m / 664 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



John Hilton

Total Area Approx 664.00 sq ft

33 Milner Road, Brighton, BN2 4BS

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

Guide Price £290,000-£315,000
Leasehold - Share of Freehold



JohnHilton



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33 Milner Road Brighton, BN2 4BS

*** GUIDE PRICE £290,000-£315,000 ***

A deceptively spacious two double bedroom, ground floor, purpose-built and refurbished flat which ticks the all important boxes - 50% Share of Freehold, long lease, private entrance and private South-facing rear garden! Internally, the well-proportioned accommodation is considered to be in excellent decorative order throughout, including a dual aspect open-plan lounge/dining/kitchen area which is a rare find within this type of property and location. Improvements carried out in 2020 included a refitted 'Worcester' combi boiler, a new electric consumer unit, refitted kitchen and refitted bathroom. This charming property, which enjoys a great sense of natural daylight, is conveniently positioned to the lower end of Milner Road for ease of access to a local parade of shops and a popular supermarket, as well as regular bus services and bicycle lane into town and out to the universities.



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Approach

Front garden laid to paving with brick wall to front. Obscure double-glazed front door with window over, opening into:

Entrance Hall

Radiator and built-in storage cupboard housing gas meter. Wood laminate flooring extends through obscure glazed and timber panelled door into:

Open-Plan Lounge/Dining/Kitchen

8.61m x 3.57m (28'2" x 11'8")

Lounge Area

Double-glazed window to front with radiator under and fitted wide-slat Venetian blinds. Wood laminate flooring extends through squared opening to:

Kitchen/Dining Area

Double glazed window to rear and double glazed door offering access onto rear garden. Refitted kitchen comprising a range of matching wall and base units in white handleless high gloss. Work surface with metro-tiled surround extends to include a four-ring gas hob with oven below and extractor fan over, alongside a one-and-a-half bowl stainless steel sink with drainer and mixer tap, with space and plumbing for a washing machine and tall standing fridge-freezer. Wall-mounted refitted 'Worcester' combi boiler and radiator.

Bathroom

Obscure double-glazed window to rear. Refitted three-piece white bathroom suite comprising panel-enclosed P-shaped bath with mixer taps, thermostat shower and glass shower screen, low-level WC and wash hand basin set into cupboard unit with mirror over. Fully tiled surround and vinyl floor.

Bedroom

3.40m x 2.87m (11'1" x 9'4")

Double-glazed window to front with fitted wide-slat Venetian blinds and radiator under. Coved ceiling and wood laminate flooring.

Bedroom

3.56m x 2.94m (11'8" x 9'7")

Double-glazed window to rear with fitted roller blind, walk-in wardrobe with hanging rail, coved ceiling and radiator.

Rear Garden

Wall and fence enclosed to all sides and laid to paving, with outside power supply and two brick-retained flower planters.



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- Refurbished 2020
- Coombe Road District
- 50% Share of Freehold
- Private Entrance
- Refitted Kitchen & Bathroom
- Two Double Bedrooms
- South-Facing Rear Garden
- Refitted 'Worcester' Combi Boiler
- Upgraded Electric Consumer Unit
- Convenient Location

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	
	77
39	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Council Tax Band: **B**