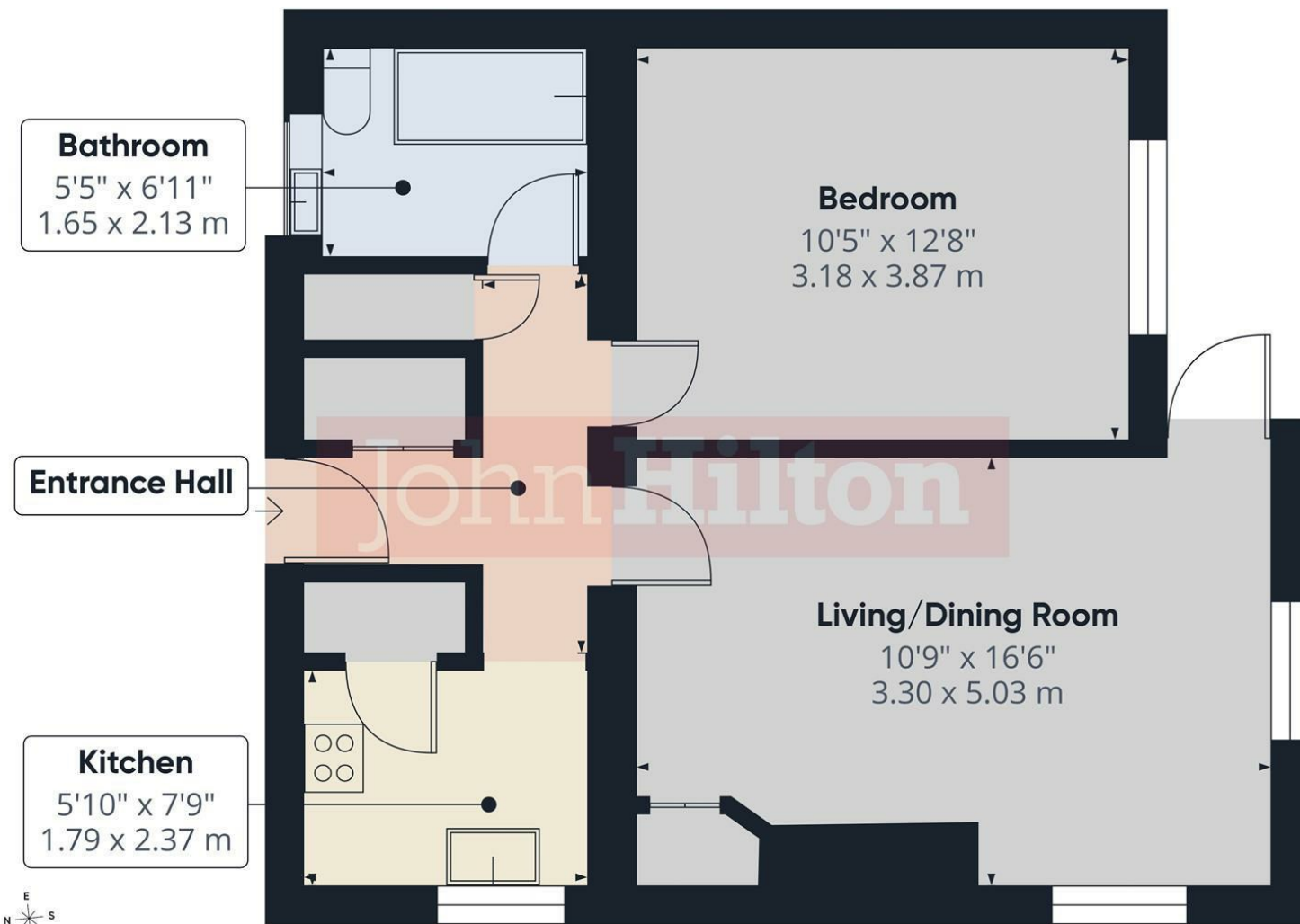


JohnHilton

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Est 1972



Total Area Approx 464.00 sq ft

3 Rowan House, Canterbury Drive, Brighton, BN2 3FY

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 £200,000-£220,000
Leasehold

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3 Rowan House Canterbury Drive Brighton BN2 3FY

*** GUIDE PRICE £200,000-£220,000 ***

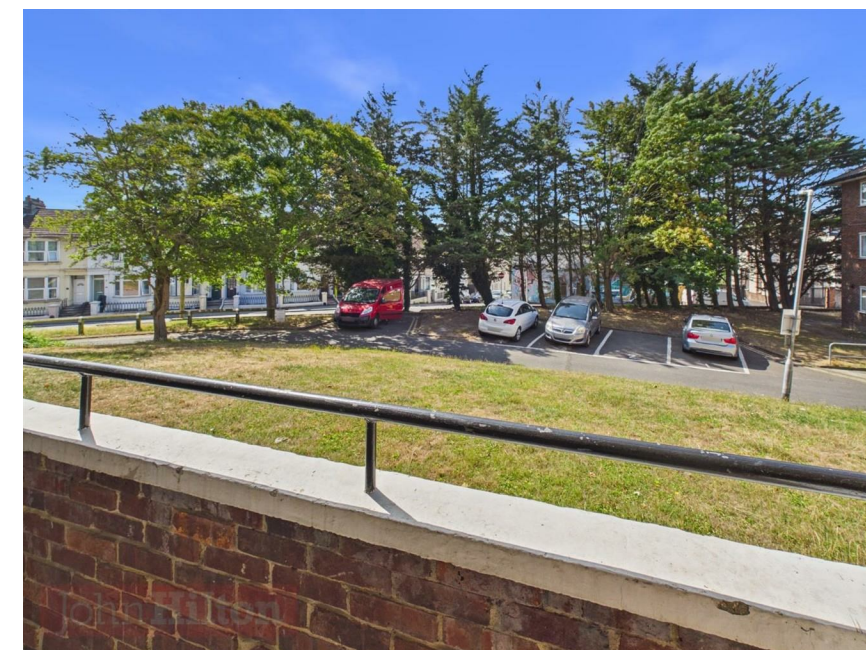
John Hilton's are delighted to present this NEWLY DECORATED one-bedroom ground floor flat, featuring its OWN PRIVATE ENTRANCE, a south-facing BALCONY, double glazing throughout, and being offered with NO ONWARD CHAIN.

Situated in Rowan House on Canterbury Drive, just off the ever-popular Ditchling Road, this spacious apartment enjoys ample storage, lots of natural light, and a central Brighton location with easy access to Brighton Station, local amenities and transport links throughout the city.

Upon entering, you are greeted by a T-shaped entrance hall with several useful storage cupboards, one having space and plumbing for a washing machine and tumble dryer. The spacious and bright dual-aspect living/dining room enjoys pleasant views over mature trees and greenery and has a door leading directly onto the south-facing balcony, providing a wonderful spot to sit and enjoy the sunshine throughout the day. The separate kitchen is fitted with a range of wall and base units complemented by wood-effect laminate work surfaces, an inset stainless-steel sink with mixer tap and drainer, and space for appliances.

The bathroom is a great size and comprises a full-sized bath with an electric shower over, a wall-mounted wash basin with tiled splashback and high-level WC, and the generous double bedroom completes the accommodation, creating a comfortable and well-proportioned home.

The location is superb, with a wealth of amenities close by. Lewes Road offers an excellent selection of cafés, independent shops, barbers, hairdressers and a Sainsbury's supermarket, while London Road is just a short two-minute walk away and home to the popular Open Market, renowned for its independent traders, cafés and fresh produce. Brighton Station is approximately a 10-minute walk, providing regular services to London Victoria and Gatwick Airport, making it an excellent choice for commuters. The Level is also within easy walking distance, offering open green spaces, a children's play area, skate park, and café.



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	

Council Tax Band: **A**

- One-Bedroom Ground Floor Flat
- Own Private Entrance
- South-Facing Balcony
- Gas Central Heating
- Double Glazing Throughout
- Newly Decorated
- Low Service Charge
- Walking Distance to Brighton Station
- Excellent Transport Links Across the City
- NO ONWARD CHAIN