

John Hilton

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Est 1972



Ground Floor



Floor 1

Total Area Approx 1186.00 sq ft

8 The Meads, Brighton, BN1 9BA

To view, contact John Hilton:
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Guide Price £425,000-£450,000
Freehold

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Approach

Front garden laid to paving with brick-retained planters housing a variety of established shrubs and roses. Steps to side passage leading to rear garden gate, and steps up to front terrace with obscure double-glazed front door.

Entrance Porch

Double-glazed window to front offering far-reaching countryside views and further double-glazed door opening into:

Entrance Hall

Stairs ascend to first floor with storage cupboard under housing electric consumer unit, electric meter and gas meter, radiator, opening through to kitchen/dining room and timber panelled door opening into:

Living Room

4.38m x 4.22m (14'4" x 13'10")
Double-glazed bay window to front with inset downlights over, offering far-reaching countryside views. Wall-mounted vertical radiator, coved ceiling and obscure double-glazed timber-framed French doors connecting to:

Kitchen/Dining Room

6.33m x 3.03m (20'9" x 9'11")

Kitchen Area

Modern fitted kitchen comprising a range of matching base and wall units with under-cabinet lighting, integrated eye-level oven, pull-out larder, soft-close drawers, integrated dishwasher and integrated larder-style fridge. Double-glazed window and door into utility room.

, although there is plenty of room in the utility room for a freezer.

Dining Area

Obscure double-glazed timber-framed French doors into Living Room, wall-mounted vertical radiator, coved ceiling, wood laminate flooring extends through sliding double-glazed door to Conservatory.

Utility Room

2.53m x 2.97m (8'3" x 9'8")
Double-glazed window overlooking rear garden with fitted roller blind, wall-mounted 'Worcester' combination boiler, radiator, work surface with base units and space and plumbing for washing machine, tumble dryer, freezer and drinks chiller. Further double-glazed window looks into conservatory and vinyl floor extends through pocket door into:

Ground Floor WC

Obscure double-glazed window to rear with fitted roller blind, WC and wash hand basin with mixer tap set into cupboard unit with part-tiled splashback.

Conservatory

Double-glazed windows to side and rear and French doors open onto rear garden. Wall-mounted radiator, panelled ceiling and wood laminate flooring.

First Floor Landing

Built-in linen cupboard, large loft hatch offering access into boarded loft space with pull-down ladder and light.

Shower Room

Two obscure double-glazed windows to rear with fitted roller blinds. Large shower enclosure with aquaboard surround and thermostat shower, contemporary wash hand basin set into soft-close drawer unit with mixer tap and part-tiled splashback, and low-level WC. Wall-mounted vertical radiator, directional spotlights on track, coved ceiling and vinyl floor.

Bedroom

3.39m x 4.26m (11'1" x 13'11")
Dual aspect with double-glazed picture window to front offering far-reaching, widespread countryside views, and window to side. Wall-mounted vertical radiator, coved ceiling and a range of built-in storage to include shelving, drawers and hanging.

Bedroom

3.33m x 3.03m (10'11" x 9'11")
Double glazed window to rear overlooking open farmland with fitted roller blind and radiator under.

Bedroom

2.90m x 3.05m (9'6" x 10'0")
Double-glazed window to front offering widespread, far-reaching countryside views, radiator.

Rear Garden

Arranged over two gentle tiers and laid to paving stones, with brick-retained planters housing a variety of mature shrubs, plants and roses. Timber-built shed to rear, outside water tap and side passage leading through timber gate to front garden.

Garage

Garage, with up-and-over door, is situated in a block at the end of The Meads close.

*** GUIDE PRICE £425,000-£450,000 ***

NO ONWARD CHAIN. An extended, three-bedroom, end-of-terrace family home which enjoys a quiet and peaceful location in Coldean village, and benefits from a separate garage. Favourably positioned to the upper end of this predominantly family-inhabited close, the property takes in wonderful widespread countryside views beyond the communal green to the front, and offers fabulous farmland views to the rear. Having been in the same family for close to six decades, the property, in our opinion, has been beautifully maintained and is immaculately presented throughout. The surprisingly spacious family-orientated accommodation offers a generous living room with bay window which takes in those stunning views and connects via French doors to a generous full-width kitchen/dining room with modern fitted units, a separate utility room and ground floor WC. The property further benefits from a cosy, sun-drenched conservatory which connects to the charming, well-planted and low-maintenance rear garden which backs onto farmland.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council Tax
Band: C

- NO ONWARD CHAIN
- Stunning Views
- Extended End-of-Terrace
- Three Double Bedrooms
- Bay-Fronted Living Room
- Full-Width Kitchen/Dining Room
- Separate Utility Room & Ground Floor WC
- Conservatory
- Private Garage
- Backs onto Farmland