



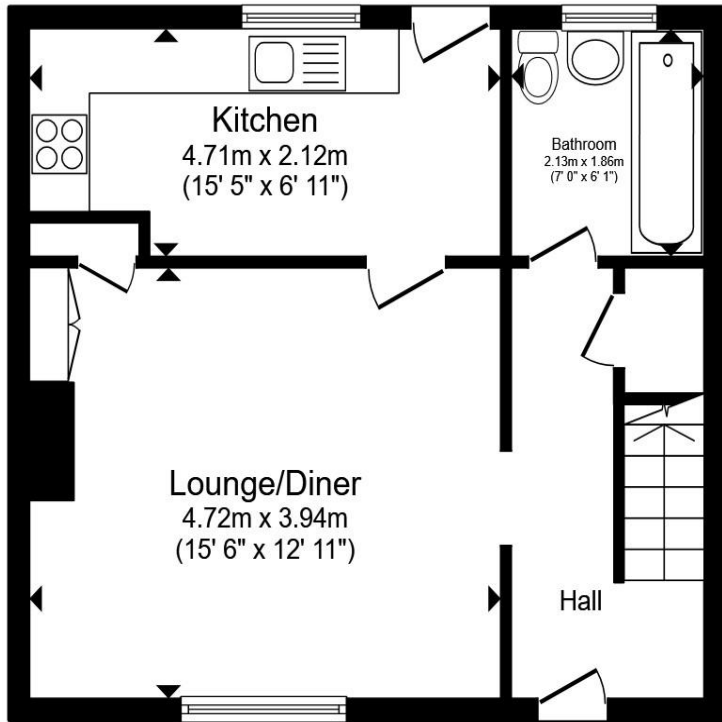
Manor Hill, Brighton, BN2 5EH

welcome to

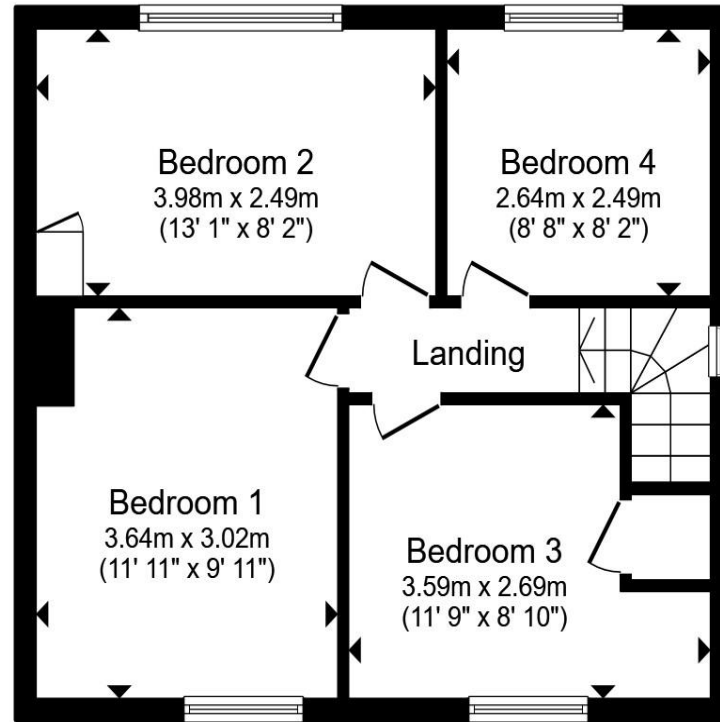
Manor Hill, Brighton

****Guide Price £400,000 - £425,000**** Bright and well-proportioned four-bedroom semi-detached family home located on Manor Hill, Brighton. The property offers versatile living and generous rear garden, along with the added benefit of off-street parking.





Ground Floor



First Floor

Total floor area 84.0 m² (904 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Situated in a sought-after residential location on Manor Hill, Brighton, this spacious semi-detached family home offers well-balanced accommodation and excellent potential, complemented by off-street parking and a generous rear garden. The ground floor comprises a welcoming entrance hall leading through to a bright and well-proportioned lounge/diner, ideal for both relaxing and entertaining. A fitted kitchen provides ample workspace and storage, with access through to the rear garden, alongside a family bathroom completing the ground floor layout. To the first floor, the property offers four bedrooms, providing versatile accommodation for families, home working, or guest use. Externally, the property boasts a substantial rear garden, predominantly laid to lawn with a patio area, offering plenty of space for outdoor dining and gardening. To the front, the property benefits from off-street parking for added convenience. Manor Hill is well positioned for access to local amenities, schools, and transport links, making this an ideal home for families and commuters alike.

welcome to

Manor Hill, Brighton

- Four Bedrooms
- Large Garden
- Ideal Family Home
- Off Street Parking
- Popular Location

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£400,000 - £425,000



Please note the marker reflects the
postcode not the actual property

check out more properties at fox-and-sons.co.uk



Property Ref:
KET108303 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01273 688148



kempton@fox-and-sons.co.uk



9-10 Bristol Road, BRIGHTON, East Sussex, BN2
1AP



fox-and-sons.co.uk