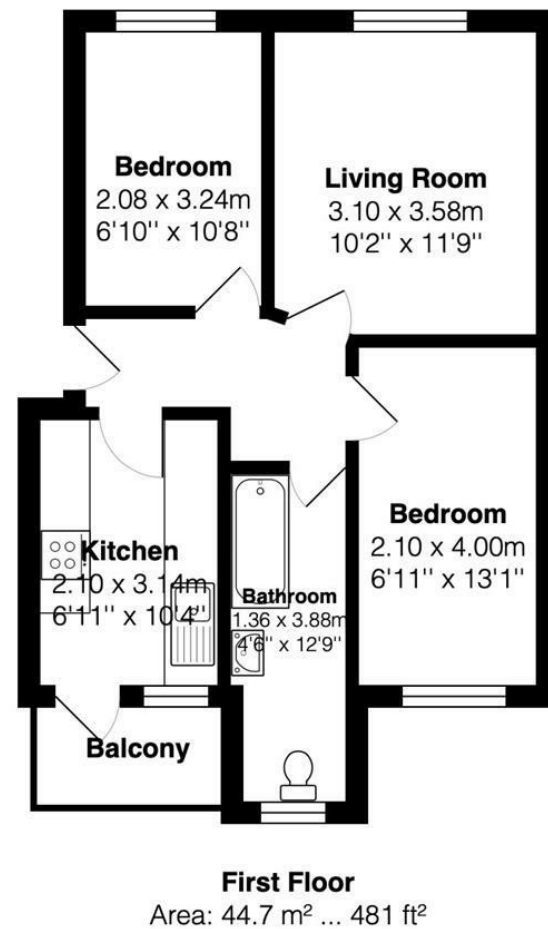


JohnHilton

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Est 1972



Total Area Approx 481.00 sq ft

33 Bonchurch Road, Brighton, BN2 3PJ

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
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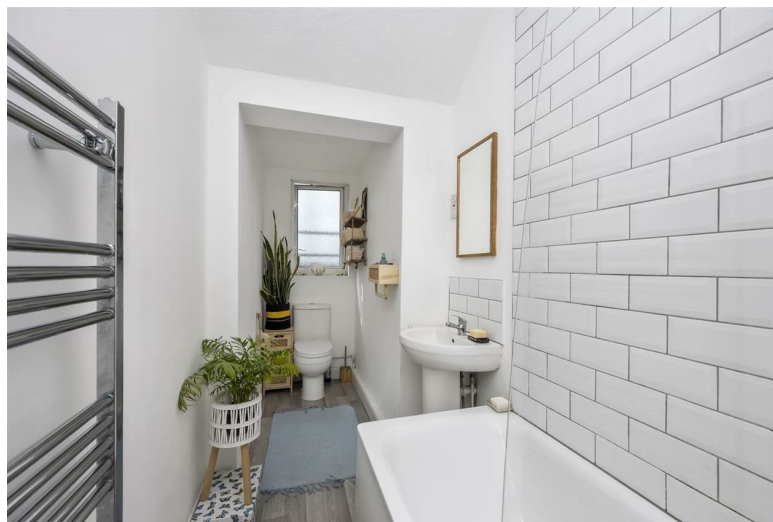
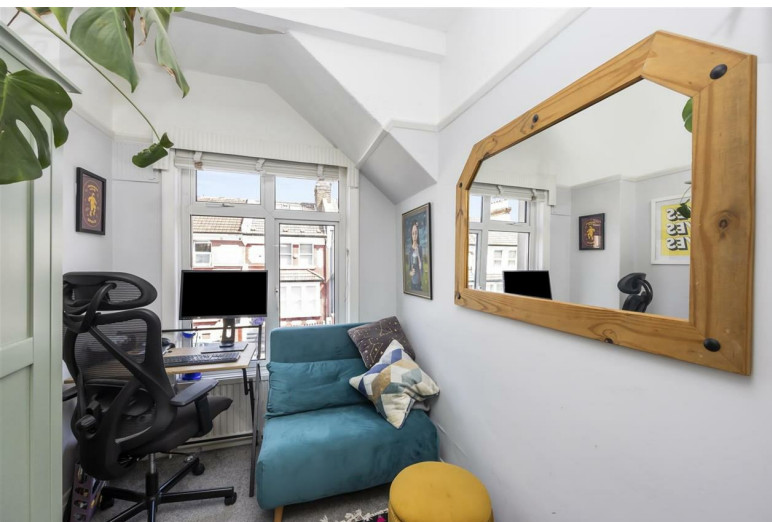
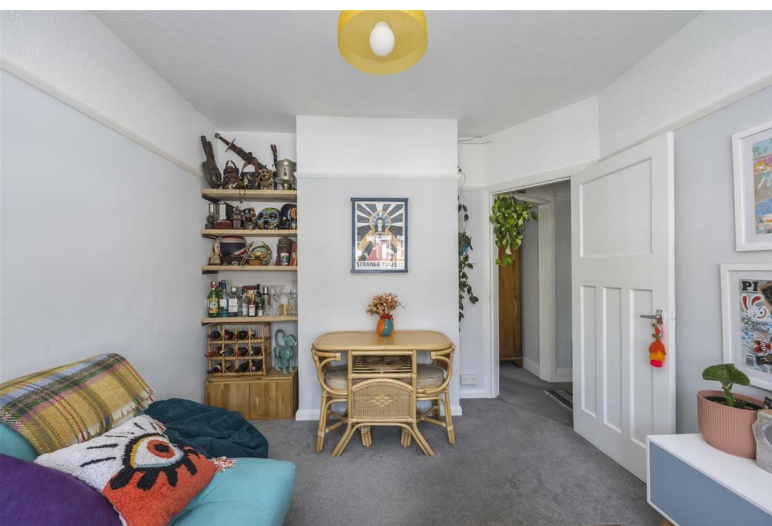


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33 Bonchurch Road Brighton BN2 3PJ

A realistically priced two-bedroom first-floor flat situated in a popular residential area within easy reach of the city centre. The property enjoys an easterly aspect from the front and a westerly aspect at the rear, with lots of natural light and delightful views across Brighton from the private balcony - a great spot to enjoy the sunsets. Nicely presented and well laid-out accommodation which consists of a separate lounge and kitchen, two bedrooms, and bathroom with shower. Situated off Elm Grove just north of Hanover, convenient for local shops, cafes and amenities and within a short walking distance of Brighton Station. A well-run and maintained building, this property would make an ideal first time buy.

Approach

Steps ascend to communal entrance.

Communal Entrance Hall

Shared with one other flat.

Entrance Hall

Fitted carpet, raised cupboard housing electric meter.

Living Room

3.10m x 3.58m (10'2" x 11'8")
Window to front, fitted carpet.

Kitchen

2.10m x 3.14m (6'10" x 10'3")
Range of units at eye and base level, worktops with tiled splashbacks, stainless steel sink, space and plumbing for washing machine, fitted electric oven and ceramic hob with canopy extractor hood over, space for fridge-freezer, and airing cupboard housing hot water cylinder. Vinyl flooring, window to rear and door to balcony.

Bedroom

2.10m x 4.00m (6'10" x 13'1")
Fitted carpet, recessed fitted wardrobe, open aspect to rear with rooftop views across Brighton.

Bedroom

2.08m x 3.24m (6'9" x 10'7")
Window to front, fitted carpet.

Bathroom

Panel-enclosed bath with metro tile surround, electric shower and shower screen. Wash basin with metro tile splashback, low-level WC, heated towel rail, vinyl flooring, and window to rear.

West-Facing Balcony

Sheltered from above with ample space for seating. Enjoys an open aspect with westerly views across Brighton.



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	
	61	71

Council Tax Band: **A**

- Ideal First Time Buy
- Two-Bedroom First Floor Flat
- No Neighbours Above!
- Well-Presented Accommodation
- Enjoys an East to West Aspect
- Lots of Natural Light
- Private Balcony with Delightful Views
- Popular Residential Area
- Easy Access into City Centre & Station
- Long Lease