



16 Freehold Terrace
Brighton, BN2 4AB
Guide Price £375,000

 **DAVID & CO**

16 Freehold Terrace, Brighton, BN2 4AB

**** Guide Price £375,000 - £400,000 **** This unusual 2 bedroom house is tucked away behind Hollingbury Road and enjoys a bright north/south aspect with accommodation comprising: Sun lounge, living room, kitchen, 2 bedrooms and a family bathroom. The ground floor is open plan, offering a lovely family space. There is a lovely patio garden at the front and the property sits behind a wooden gate, with 2 parking spaces in front.

Location

This 2 bedroom house is tucked away behind Hollingbury Road, just a short stroll from a wide range of cafes, restaurants, pubs and local shops on nearby London Road and Lewes Road. Brighton mainline station and the city centre are within easy walking distance, and local bus services are nearby providing easy access to all parts of the city.

Accommodation

All measurements are approximate.

Front Garden

The property is accessed from a gate into an enclosed patio front garden with fencing and shrubs to the side.

Sun Room 13'8 x 9'3 (4.17m x 2.82m)

With a front door leading in and a double glazed window overlooking the front and a glazed pitched roof offering plenty of natural light. Laminate flooring and radiator double doors opening onto the lounge.

Lounge 22'8 x 9'8 (6.91m x 2.95m)

With a lovely parquet woodblock floor, recessed spotlights and a radiator. Step up to the kitchen.

Kitchen 13'7 x 8'3 (4.14m x 2.51m)

A modern fitted kitchen with a range of wall and base units and worktop surface over. Inset stainless steel sink and drainer unit with mixer tap. Inset 4 ring induction hob with stainless steel cooker hood over. Fitted double oven with

integrated microwave and dishwasher. Tiled splashbacks. Space and plumbing for the washing machine, wooden flooring and three skylight windows.

Hallway

With a staircase to the first floor landing.

First Floor

Landing

With a staircase leading up to the second floor and benefitting for fitted bookcases and display shelving.

Bedroom 2 9'10 max x 9'8 (3.00m max x 2.95m)

Double glazed window overlooking the front, radiator and a fitted bedframe with shelving below.

Bathroom 10'6 max x 6'5 (3.20m max x 1.96m)

Fitted with a white suite to comprise an enclosed panelled bath with mixer tap and an overhead 'Drench Style' shower head. Glazed shower screen. Fitted wooden top space with storage cupboards below and having matching 'His N Hers' circular sinks with mixer taps. Fitted W/C with concealed cistern and push button flush. Radiator, heated towel rail and recessed spotlights. Double glazed window overlooking the rear.

Second Floor

Landing

With a double glazed window overlooking the rear.

Master Bedroom 18'2 max x 9'5 (5.54m max x 2.87m)

Being a dual aspect room with a double glazed window overlooking the rear and two Velux windows to the front. Fitted hanging rail, radiator and fitted spotlights.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Freehold.

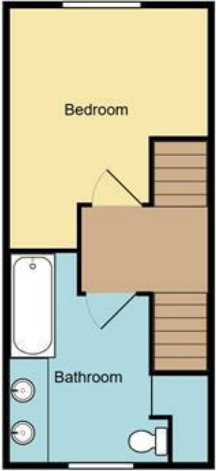
THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.





Ground Floor
Area: 45.0 m² ... 484 ft²



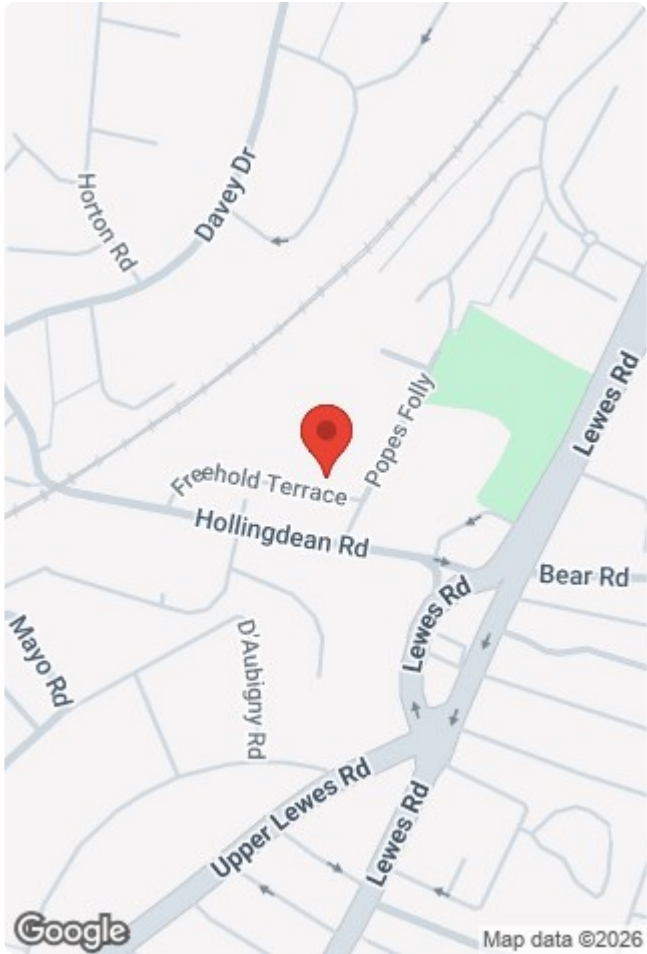
First Floor
Area: 20.5 m² ... 221 ft²



Second Floor
Area: 15.5 m² ... 167 ft²

Total Area: 81.0 m² ... 872 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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