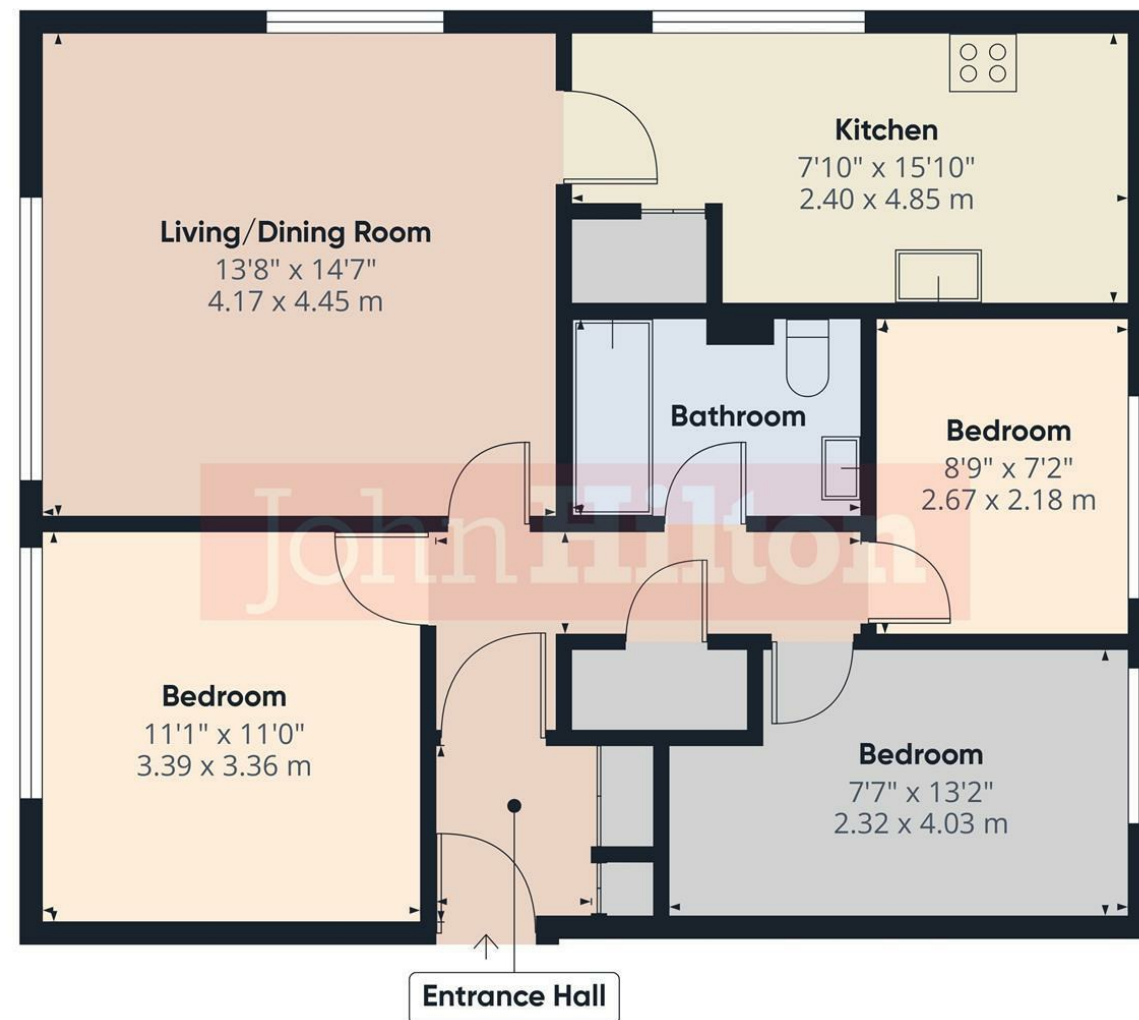


JohnHilton

JohnHilton

Est 1972



Total Area Approx 744.00 sq ft

35 Fitch Drive, Brighton, BN2 4HX

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

£260,000 Leasehold

view all our properties at:
www.johnhiltons.co.uk



Zoopla

onTheMarket.com

rightmove.co.uk
The UK's number one property website

PrimeLocation.com

35 Fitch Drive Brighton BN2 4HX

A rarely available, first-floor, three-bedroom purpose-built flat, located in the popular community of Bevendean, situated in a quiet cul-de-sac with stunning downland views, and being sold with no onward chain.

Set within the increasingly popular district of Bevendean in Brighton, this apartment enjoys an elevated position that allows for abundant natural light and far-reaching views rarely found in other areas. The property would suit a family, with Bevendean Primary School just a short walk away, or an investor looking to expand their portfolio, as it benefits from a selective licence. The property has recently had new windows installed, the roof has been replaced, and there are no further works currently pending for the building.

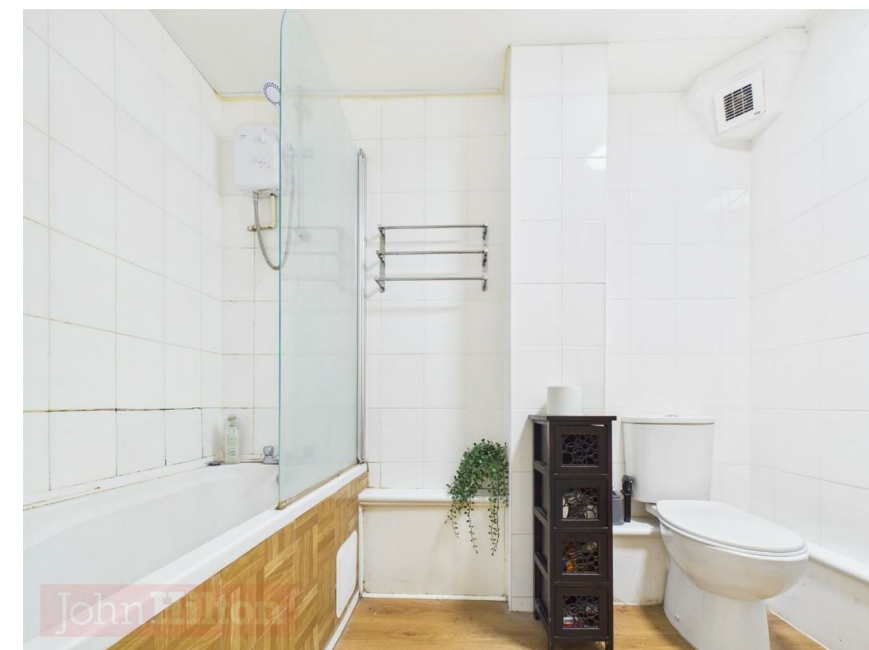
The apartment comprises an L-shaped entrance hall with cupboard space for coats and shoes and laminate flooring that continues into the living and dining room, which benefits from dual-aspect UPVC tilt-and-turn windows, allowing plenty of natural light to flow through.

At the front of the property is a spacious kitchen fitted with white gloss eye- and base-level units and laminate roll-edged worktops, integrated oven, a four-ring electric hob, and a stainless-steel sink with drainer and mixer tap.

The property offers three double bedrooms – two positioned at the front, enjoying stunning views over The Avenue and surrounding countryside, and one located to the rear.

The family bathroom is in good order and is fully tiled with a white suite comprising a panelled bath with 'Triton Enrich' electric shower and fitted shower screen, pedestal wash basin and low-level WC, plus a chrome towel rail and extractor fan.

For transport links, the Brighton & Hove bus number 48 provides access to Brighton city centre, ideal for commuters travelling to London. Moulsecoomb railway station is also a short distance away, offering connections to Brighton (with links to Gatwick and London) and Seaford.



- NO ONWARD CHAIN
- First Floor, Purpose-Built Apartment
- Three Bedrooms
- UPVC Double Glazing Throughout
- Spacious Living/Dining Room
- Quiet Cul-de-Sac with Stunning Countryside Views
- Bevendean District of Brighton
- Walking Distance to Bevendean Primary School
- Selective Licence for Investors
- Excellent Bus Service to Brighton City Centre

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	53	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **B**