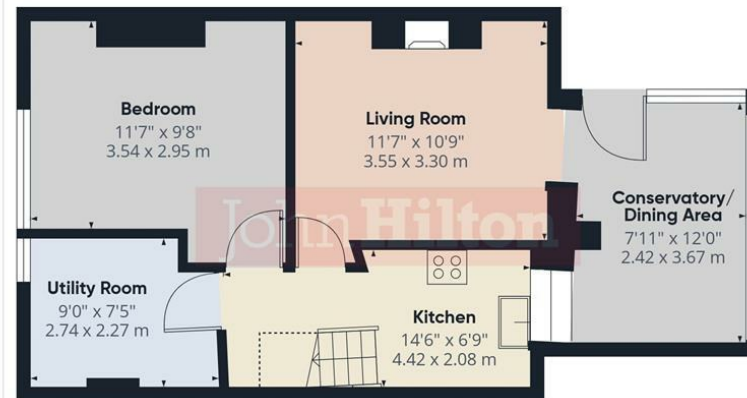


Cellar



Lower Ground Floor



Ground Floor



Total Area Approx 1125.00 sq ft

111 Milner Road, Brighton, BN2 4BR

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

**Guide Price £250,000 Freehold**

# 111 Milner Road Brighton, BN2 4BR

Being Sold via Secure Sale Online Bidding  
Terms & Conditions apply  
Starting Bid £250,000

A mid-terrace house situated within a popular residential area with a generously sized south-facing garden and useful cellar/workshop. Requires general updating with lots of potential. The property is accessed at ground floor level comprising two bedrooms and a bathroom, and on the lower level there is a third bedroom, separate lounge, conservatory/dining area, kitchen and utility room, with the cellar/workshop being accessed from the garden. There is scope to reconfigure the current layout and extend into the loft space (subject to usual consents), ideal for those looking for a blank canvas to put their own stamp on. Close to local amenities and frequent buses into the city centre.

## Approach

Footpath leads to street entrance, steps descend to front garden.

## Entrance Hall

Wood laminate flooring, stairs to lower level, entrance to boarded loft with light and drop-down ladder - potential to convert (subject to usual consents).

## Bedroom

3.62m x 3.72m (11'10" x 12'2")  
Large window to front, fitted carpet.

## Bedroom

3.56m x 2.45m (11'8" x 8'0")  
Window to rear, fitted carpet, recessed airing cupboard.

## Bathroom

Fully tiled walls, panel-enclosed bath with electric shower over, shower screen, vanity sink unit incorporating storage cupboards under, low-level WC.

## LOWER GROUND FLOOR

### Kitchen

4.42m x 2.08m (14'6" x 6'9")  
Range of units at eye and base level, worktops with tiled splashbacks, stainless steel sink with mixer tap, spaces for dishwasher and gas cooker with canopy extractor hood over, space and plumbing for washing machine under stairs. Window to conservatory.

### Living Room

3.55m x 3.30m (11'7" x 10'9")  
Wood laminate flooring, fireplace with electric flame-effect fire, opening through to:

### Conservatory/Dining Area

2.42m x 3.67m (7'11" x 12'0")  
Wood laminate flooring, wood panelled walls, built-in low-level cupboards, windows to rear, window to side plus door to rear garden.

### Bedroom

3.54m x 2.95m (11'7" x 9'8")  
Window to front, fitted carpet.

### Utility Room

2.74m x 2.27m (8'11" x 7'5")  
Wall-mounted 'Vaillant' combi boiler, fitted units at eye and base level with worktops over, fitted cupboards housing meters.

### Rear Garden

South-facing, good sized, and overgrown with fenced boundaries. Access to twitten at the rear. Access to:

### Cellar/Workshop

Some areas with restricted head height, previously in use as a workshop with work benches, power, light and running water.



- Freehold Terraced House
- Sold Via 'Secure Sale'
- Immediate 'Exchange of Contracts' Available
- Three Bedrooms
- Lounge Plus Conservatory/Dining Area
- South-Facing Garden & Useful Cellar/Workshop
- Requires General Updating
- Scope for Loft Conversion (Subject to Usual Consents)
- Popular Residential Area, Close to Amenities
- NO ONWARD CHAIN

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	60
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Council Tax Band: **C**