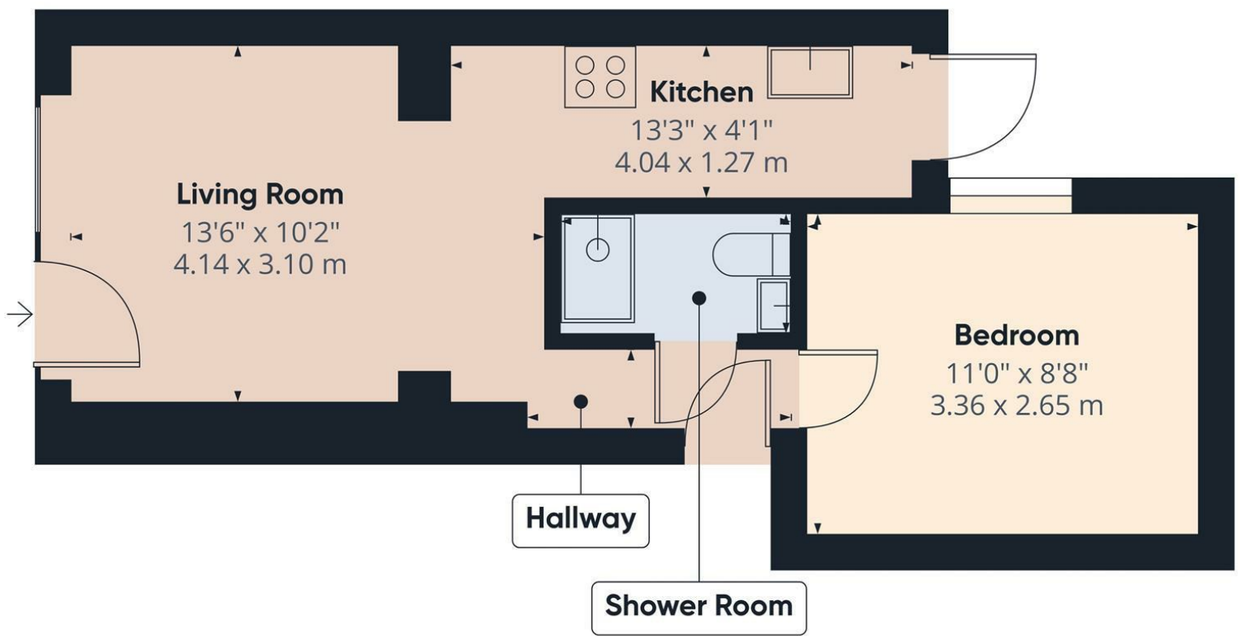
John Hilton

John Hilton

Est 1972





Total Area Approx 335.00 sq ft

37 Coombe Terrace, Brighton, BN2 4AD

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

£199,500
Leasehold - Share of Freehold

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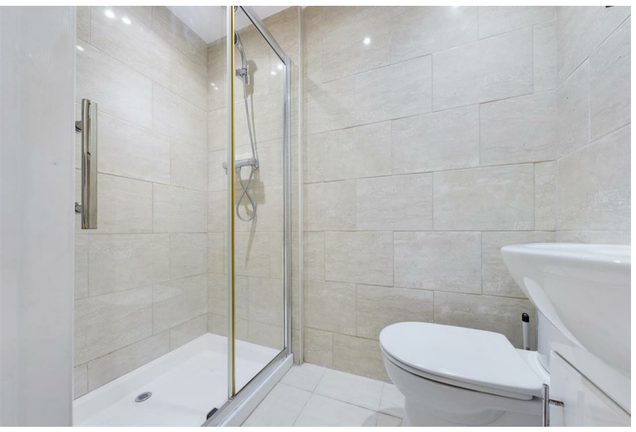
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Zoopla OnTheMarket.com rightmove.co.uk The UK's number one property website PrimeLocation.com









37 Coombe Terrace
Brighton
BN2 4AD

A charming and well-presented ground floor one-bedroom flat, with well-designed accommodation together with a large private patio garden.

Converted in 2005, the property is well insulated and has been soundproofed in areas. The property further benefits from a separate street entrance and Share of the Freehold, making it an appealing choice for first-time buyers, downsizers or investors.

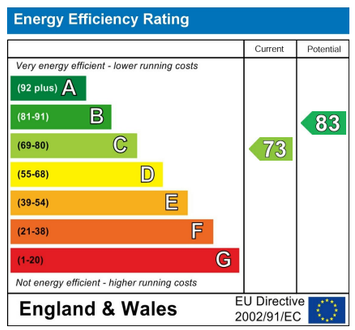
The accommodation comprises a welcoming lounge with space for dining and leads through to a semi open-plan kitchen with fitted modern units. The double bedroom can be found at the rear of the property and the contemporary fully tiled shower room is conveniently located close by. The paved patio garden is approximately 8 metres in length and provides a private and secure outdoor space, ideal for relaxing, entertaining or enjoying summer evenings.

The property occupies an extremely convenient location, approximately 1.3 miles from Brighton Station, with easy access into central Brighton. Close to local amenities and good transport links to the city centre and to Brighton and Sussex Universities. Being sold with NO ONWARD CHAIN.









Council Tax Band: **A**

- Ground Floor One-Bedroom Flat
- Generously Sized Paved Rear Garden
- Well Presented Accommodation
- Converted in 2005
- Well Insulated
- Soundproofed in Areas
- Convenient Location
- Approximately 1.3 Miles from Brighton Station
- Share of Freehold
- NO ONWARD CHAIN

Living Room
Window to front, fitted carpet, space for breakfast table, night storage heater.

Kitchen
Range of units at eye and base level, and worktops with metro tiled splashbacks. Fitted oven, hob with canopy extractor hood over, spaces for appliances, stainless steel sink with mixer tap and drainer, double glazed door to garden.

Inner Hallway
Leads to shower room and bedroom. Understairs storage cupboard, high pressure hot water cylinder.

Bedroom
Double-glazed sash window to side, fitted carpet.

Shower Room
Fully tiled with shower enclosure, wash basin incorporating storage cupboard below, and low-level WC.

Rear Garden
Block paved patio garden with side return, and walled and fenced boundaries.

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

John Hilton