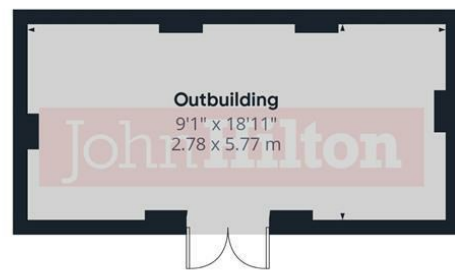


Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Total Area Approx 841.00 sq ft

5 Ringmer Close, Brighton, BN1 9HY

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

£350,000 Freehold

5 Ringmer Close Brighton, BN1 9HY

A generously sized, three/four-bedroom, semi-detached house situated on the outskirts of Brighton, close to Brighton and Sussex Universities. Now vacant, the property has been previously let as a registered four-bedroom HMO but would also be suitable as a home to live in. Generously sized level rear garden with a southerly aspect and a brick-built outbuilding which would make an ideal studio/home office. Off-road parking at the front for multiple vehicles and solar panels which feed back to the grid. Convenient location for public transport with frequent buses into the city centre close by and approx. 1 mile from Falmer and Moulsecoomb Stations. Being sold with no onward chain.

Approach

Off-road parking for multiple vehicles.

Entrance Hall

Solid wood flooring, stairs to first floor.

Living Room

5.41m x 3.18m (17'8" x 10'5")
Double aspect with windows to front and rear, solid wood floors, fireplace with brick surround.

Dining Room/Bedroom

3.09m x 3.15m (10'1" x 10'4")
Solid wood flooring, window to front.

Kitchen

2.17m x 4.46m (7'1" x 14'7")
Range of olive green-fronted units at eye and base level, solid wood worktops with tiled splashbacks, stainless steel sink with mixer tap, spaces for appliances, canopy extractor hood with stainless steel splashback, door to rear garden.

First Floor Landing

Fitted carpet, airing cupboard housing 'Glow Worm' combi boiler, entrance to loft.

Bedroom

3.65m x 3.39m (11'11" x 11'1")
Twin windows to front, fitted carpet, built-in storage with shelving.

Bedroom

2.61m x 3.23m (8'6" x 10'7")
Window to front, built-in storage cupboard, fitted carpet.

Bedroom

2.71m x 2.25m (8'10" x 7'4")
Window to rear, fitted carpet.

Bathroom

Fully tiled, panel-enclosed bath with shower mixer tap, wash basin, heated towel rail.

Separate WC

Low-level WC, wash hand basin, sensor light.

Garden

Large garden with Southerly aspect. Paved patio area leads to further patio and mainly lawned garden with paved footpath, fenced boundaries, and gated side access.

Outhouse

2.78m x 5.77m (9'1" x 18'11")
Brick-built with tiled pitched roof, ideal space for home office/studio.

- Three/Four-Bed Semi
- Generously Sized Accommodation
- HMO License for Four Bedrooms
- Also Suitable as Home to Live In
- Generous Garden with Southerly Aspect
- Brick Outhouse Would Upgrade to Studio/Home Office
- Off-Road Parking
- Solar Panels
- Close to Universities
- NO ONWARD CHAIN

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: **B**