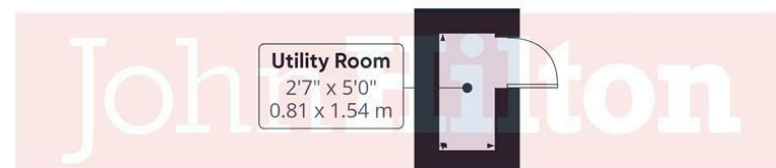


JohnHilton

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Est 1972



Total Area Approx 456.00 sq ft

76A Newmarket Road, Brighton, BN2 3QF

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Price Range £250,000-£270,000
Leasehold - Share of Freehold

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76A Newmarket Road Brighton, BN2 3QF

*** PRICE RANGE £250,000-£270,000 ***

Well! This is DEFINITELY one to take a look at! With a SHARE IN THE FREEHOLD and enjoying a favourable position to the top of this tree-lined road, this delightful flat offers a large, sunny and peaceful South-facing garden to the rear with a rural feel and an elevated outlook enjoying a great sense of sky - it really is very special. Internally, the property is presented in good order and accommodation includes a well-proportioned double bedroom with tall window, spacious hallway which offers space for a work station, bathroom with tub, and South-facing open-plan living/dining room which connects to a well-fitted kitchen and enjoys French doors which open onto a raised decked terrace, which in turn leads down to the wonderful garden. Located close to Sainsbury's and Aldi on Lewes Road, which also has an array of national and local shops and eateries and regular bus services into the city centre, and just a short walk to The Level (award-winning park) and the seafront.

Approach

Steps descend to covered entrance with outside light and obscure double-glazed front door opening into:

Entrance Hall

Coved ceiling with inset downlights, radiator, oak-effect laminate flooring extends through timber-framed glazed double doors into:

Study Area

2.34m x 1.49m (7'8" x 4'10")

Space for a good sized work station, with wood-effect laminate flooring extending through to:

Living/Dining Room

3.01m x 4.62m (9'10" x 15'1")

Twin double-glazed windows with fitted Venetian blinds overlooking rear garden with radiator under, coved ceiling with inset downlights, double-glazed French doors open to rear garden and wood-effect laminate flooring extends through opening into:

Kitchen

1.76m x 2.78m (5'9" x 9'1")

Modern fitted kitchen comprising a range of matching wall and base units including integrated washing machine and electric oven with gas hob and extractor fan over. Work surfaces with part-tiled splashback extend to include a single bowl stainless steel sink with drainer and mixer tap. Coved ceiling with inset downlights, wood-effect laminate flooring, space and plumbing for slimline dishwasher and tall standing fridge-freezer.

Bedroom

3.14m x 3.38m (10'3" x 11'1")

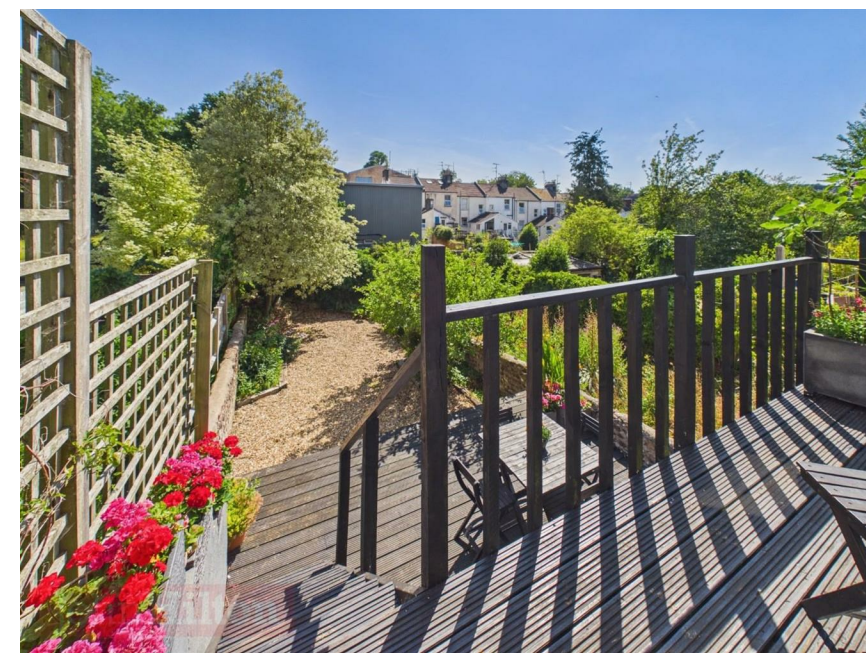
Double-glazed window to front with fitted roller blind and radiator under, and coved ceiling with inset downlights.

Bathroom

Three-piece white bathroom suite comprising tiled panel-enclosed bath with mixer tap and hand-held shower attachment on riser, wash hand basin with mixer tap set onto cupboard unit, and WC with concealed cistern. Part-tiled surround, tiled floor, heated towel rail and inset downlights.

South-Facing Rear Garden

Elevated timber decked terrace enjoying a peaceful green outlook over the generous rear garden and beyond. Steps lead down to a BBQ patio area laid to decking which is sufficiently sized for a large table and chairs. Main garden is predominantly laid to pebble shingle with well-stocked flower borders alongside two mature trees including apple.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **A**

- Share of Freehold
- Quiet & Peaceful Position
- 'Rural' Feel Rear Aspect
- Private Entrance
- Large South-Facing Rear Garden
- One Bedroom
- Open-Plan Living/Dining Room & Kitchen
- Convenient Central Location
- Potential for Garden Cabin (STNC)
- Excellent Transport Links