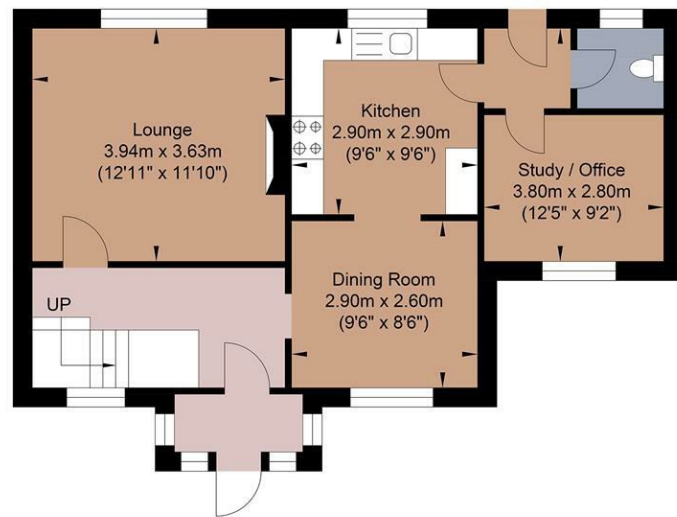


## Taunton Road



Ground Floor  
Approximate Floor Area  
553.15 sq ft  
(51.39 sq m)



First Floor  
Approximate Floor Area  
418.28 sq ft  
(38.86 sq m)

Approximate Gross Internal Area = 90.25 sq m / 971.44 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 971.44 sq ft

20 Taunton Road, Brighton, BN2 4JN

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 £275,000 Freehold

## 20 Taunton Road Brighton, BN2 4JN

Being Sold via Secure Sale online bidding  
 Terms & Conditions apply  
 Starting Bid £275,000

**NO ONWARD CHAIN.** A spacious two double bedroom semi-detached family home which is set back from the road, enjoying an elevated position with leafy outlook in Lower Bevendean - only moments away from wonderful countryside walks. Both front and rear gardens are beautifully proportioned and would ideally suit a green fingered buyer who might like to combine home and allotment. Just across the way is Bevendean Primary School, with a local convenience store at the end of the road and a regular bus service. Internally there is a dual aspect kitchen/diner, separate lounge, ground floor cloakroom and a family bathroom to the first floor which was refitted in 2017. The 'Vaillant' boiler was refitted approximately 5 years ago and the roof was overhauled in 2017. Great potential to improve, alter and extend.

### Approach

Set back from the road, mainly lawned front garden with various shrubs and fenced boundaries, steps up to raised paved patio adjoining the house and leading to entrance porch.

### Entrance Hall

Stairs ascend to first floor with storage cupboard under.

### Lounge

3.94m x 3.63m (12'11" x 11'10")  
 Wood laminate flooring, feature fireplace, window to rear.

### Kitchen/Dining Room:

#### Dining Room

2.90m x 2.60m (9'6" x 8'6")  
 Space for dining table and chairs, opening through to:

#### Kitchen

2.90m x 2.90m (9'6" x 9'6")  
 Range of units at eye and base level, worktops with tiled splashbacks, fitted electric oven and hob with extractor hood over, stainless steel sink with mixer tap and drainer, spaces for appliances, wall-mounted combi boiler, side door to:

#### Inner Lobby

Doors to rear garden, study/office, and WC.

#### Study/Office

3.80m x 2.80m (12'5" x 9'2")  
 Window to front.

#### Separate WC

Low-level WC.

#### First Floor Landing

Airing cupboard housing hot water cylinder, access to loft, window to front overlooking Bevendean School.

#### Bedroom

4.60m x 3.10m (15'1" x 10'2")  
 Window overlooking rear garden, walk-in wardrobe with hanging rail and window to front.

#### Bedroom

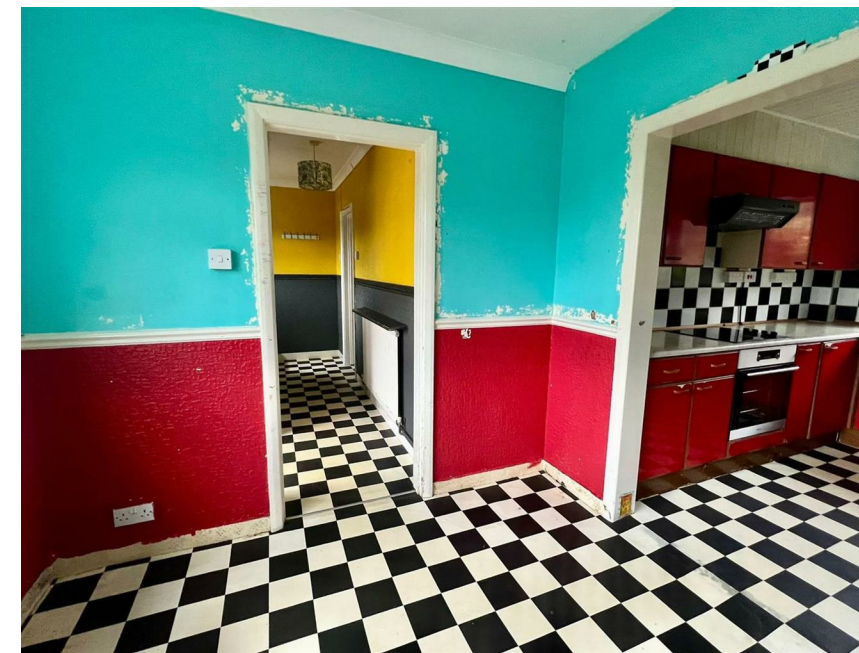
3.16m x 3.0m (10'4" x 9'10")  
 Window overlooking rear garden, built-in recessed wardrobe with hanging rail.

#### Bathroom

White suite comprising panel-enclosed bath with electric shower over and tiled splashbacks, wash basin with mixer tap and low-level WC, heated towel rail.

#### Rear Garden

Raised mature garden, lawned with various shrubs, decked sun terrace and shed to rear.



- NO ONWARD CHAIN
- Renovation Potential
- Semi Detached Family Home
- Good Sized Front & Rear Gardens
- Elevated Leafy Outlook
- Boiler Refitted 5 Years Ago
- Dual Aspect Lounge Diner
- Separate Lounge
- Close to Shops, School & Buses
- Refitted Family Bathroom

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	61
(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