John Hilton

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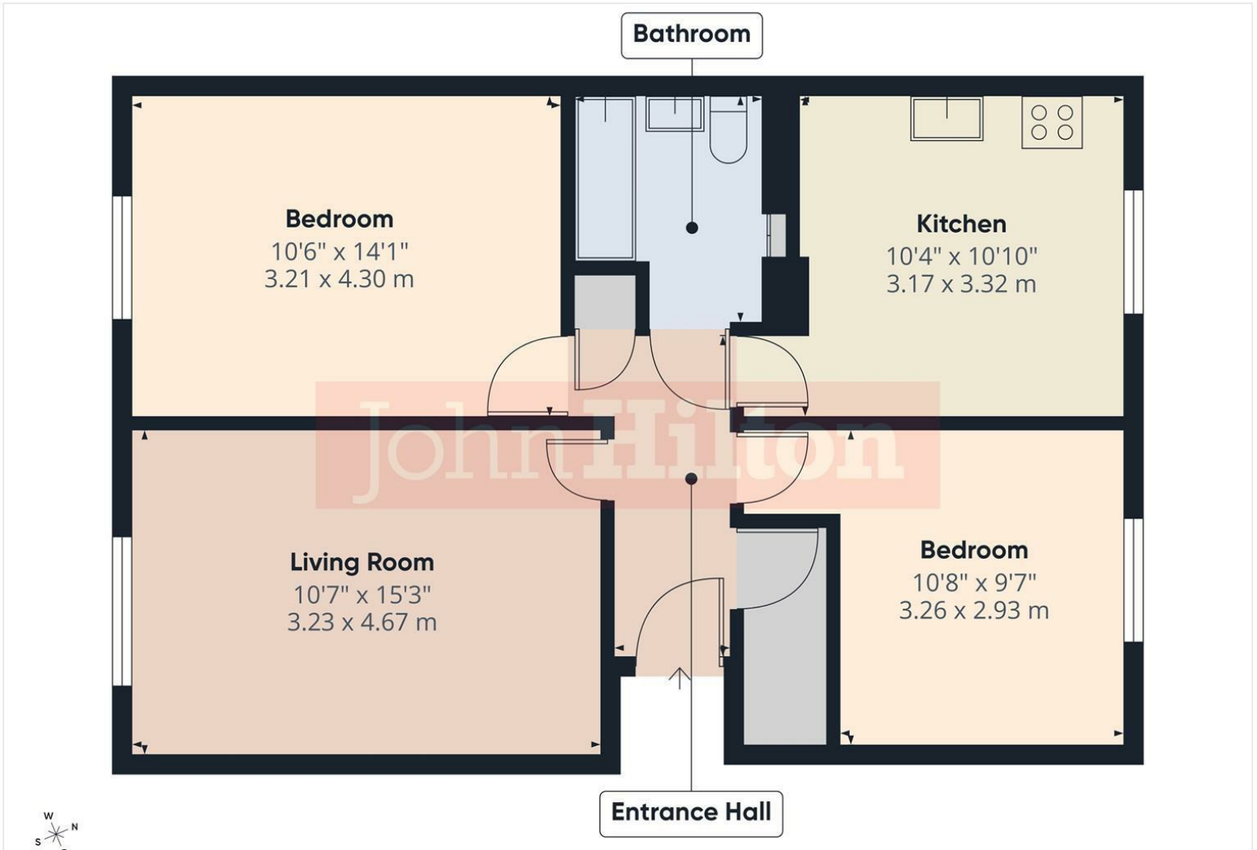
Est 1972





Total Area Approx 664.00 sq ft

2 Chates Farm Court, John Street, Brighton, BN2 9JS

To view, contact John Hilton:
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Guide Price £250,000-£275,000
Leasehold

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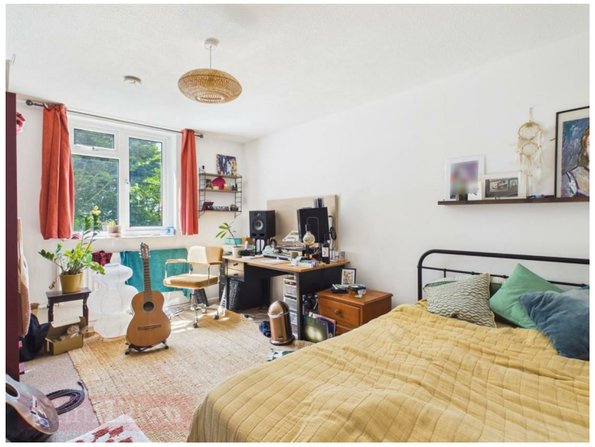


2 Chates Farm Court
John Street
Brighton, BN2 9JS

*** GUIDE PRICE £250,000-£275,000 ***

A two-bedroom flat situated on the first floor of a low-rise, purpose-built block in a central location between Hanover and Kemp Town. Generously sized accommodation with well-proportioned rooms consisting of two double bedrooms, separate lounge, kitchen/breakfast room and bathroom. Lots of useful built-in storage including a sizeable cupboard in the entrance hall, ideal for bicycle storage. Tucked away in a convenient position within easy walking distance to the city centre, Brighton Seafront and Station. Being sold with no onward chain, ideal first-time purchase.

Approach
Accessed from Albion Hill via the property's car park.

Communal Entrance Hall
Intercom entry phone, stairs to first floor, side access to Elmore Road.

Entrance Hall
Intercom entry phone, fitted carpet, large walk-in storage cupboard (ideal bike storage), additional built-in storage cupboard.

Living Room
3.23m x 4.67m (10'7" x 15'3")
Fitted carpet, double-glazed floor-to-ceiling window.

Kitchen/Breakfast Room
3.17m x 3.32m (10'4" x 10'10")
Range of units at eye and base level, worktops with tiled splashbacks, stainless steel sink with mixer tap, space for cooker, canopy extractor hood, spaces for washing machine and fridge freezer, space for a dining table, window to front.

Bedroom
3.21m x 4.30m (10'6" x 14'1")
Fitted carpet, window to side with green outlook.

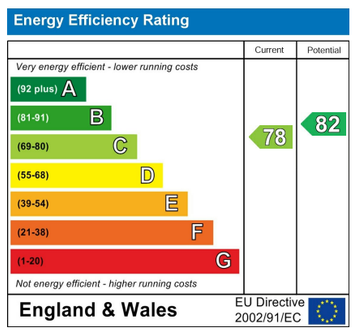
Bedroom
3.26m x 2.93m (10'8" x 9'7")
Fitted carpet, window to front.

Bathroom
Panel-enclosed bath with wall-mounted shower over and tiled surround, recessed toiletry cupboard, wash hand basin, low-level WC.









Council Tax Band: **A**

- Two Double Bedrooms
- First Floor
- Low-Rise, Purpose-Built Block
- Generously Proportioned Rooms
- Lots of Built-In Storage
- Central Location
- Between Hanover & Kemp Town
- Short Walk to Brighton Seafront & City Centre
- Ideal First Time Buy
- NO ONWARD CHAIN

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

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