



Total Area Approx 515.00 sq ft

Basement Flat, 156 Upper Lewes Road, Brighton, BN2 3FB

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Guide Price £220,000-£240,000
Leasehold - Share of Freehold

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*** GUIDE PRICE £220,000-£240,000 ***

Boasting a convenient location to the Southern end of the street, this surprisingly spacious period conversion is offered with all the important boxes ticked: NO ONWARD CHAIN / PRIVATE STREET ENTRANCE / PRIVATE REAR GARDEN / SHARE OF FREEHOLD and LOVELY LONG LEASE! The property, in our opinion, is 'turn key', offering a straightforward move having recently benefitted from an entire internal decorative freshen up. Rooms are well proportioned - enhanced by the unusually tall ceilings for a property of this kind in this location. There is a bay-fronted lounge to the front and bedroom to the rear which enjoys a wonderful amount of morning light. The hallway is a great size - it offers a wonderful sense of space and opens to the generous kitchen/breakfast room. The rear garden is elevated against neighbouring properties which means that it holds the sun for most of the day - perfectly sized with bags of potential to create an inner city sanctuary.

Approach

Steps descend to covered entrance with obscure double-glazed front door with window over.

Entrance Hall

High-level wall-mounted electric consumer unit, radiator and exposed timber floorboards.

Lounge

4.19m x 3.27m (13'8" x 10'8")

Double-glazed bay window to front with fitted Venetian blinds, radiator, wall-mounted shelving, coved ceiling and feature fireplace with chimney recess and timber mantle surround.

Bedroom

3.70m x 2.69m (12'1" x 8'9")

Sash window with low sill to rear, radiator.

Kitchen/Breakfast Room

4.60m x 2.67m (15'1" x 8'9")

Two double-glazed windows to side and back door onto rear garden. Fitted kitchen comprising a range of matching wall and base units, work surface with part-metro-tiled surround incorporating a single bowl stainless steel sink with drainer and mixer tap alongside a four-ring gas hob with electric oven under. Cupboard housing 'Vaillant' combination boiler, wall-mounted shelving, directional spotlights on track, and vinyl floor. Sufficiently sized to accommodate a breakfast table.

Shower Room

Obscure glazed window to rear, tiled shower enclosure with thermostat shower, pedestal wash hand basin and WC, vinyl floor, radiator and extractor fan.

Rear Garden

Brick block paved with soil border. 'Crazy' paved pathway leading onto further raised patio area housing mature shrubs.

- NO ONWARD CHAIN
- Share of Freehold
- Private Street Entrance
- Long Lease
- Private Rear Garden
- Tall Ceilings
- Recently Decorated Throughout
- Central Location
- Spacious Kitchen/Breakfast Room
- Good Sized Rooms

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(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: **A**