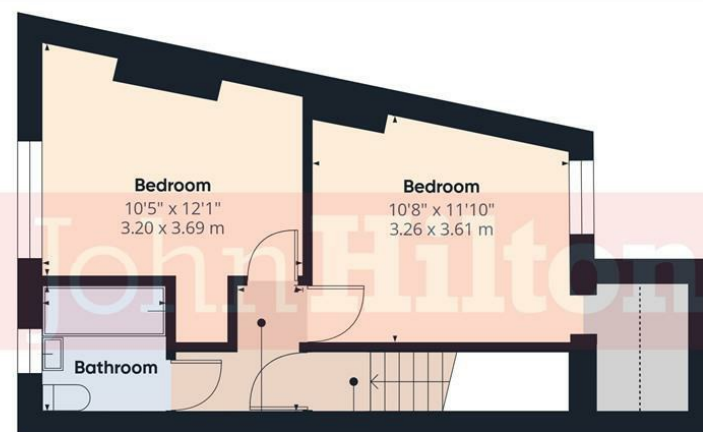
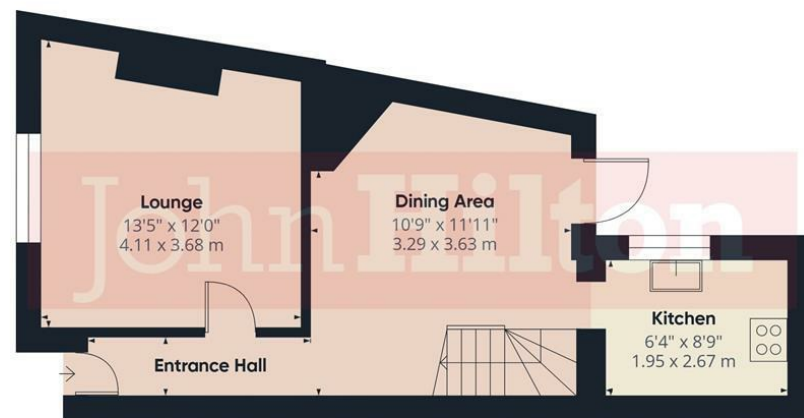


JohnHilton

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Est 1972



Total Area Approx 726.00 sq ft

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



24 Mafeking Road, Brighton, BN2 4EL

Guide Price £350,000-£375,000
Freehold

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24 Mafeking Road, Brighton, BN2 4EL

*** GUIDE PRICE £350,000-£375,000 ***

A two double bedroom terraced house situated in a favoured road in the increasingly popular Coombe Road area. This early 20th Century home retains many of its original features, has a generously sized rear garden and potential for loft conversion (subject to consents). The accommodation consists of two double bedrooms and bathroom upstairs, the rear bedroom having a walk-in wardrobe with scope for an en-suite shower room, while downstairs there are two reception rooms plus kitchen. The property has previously been let as a three bedroom HMO. Conveniently positioned for local amenities with excellent transport links. Ideal for first time buyers or young families who are looking to make their own mark on their next home. Alternatively, the property would also be suitable for HMO buy to let investment.



Approach

Front garden is laid to slab paving with a flower border. Steps ascend to covered entrance with part-obscure-glazed timber-framed front door opening into:

Entrance Hall

Exposed timber panelled front door opens into lounge, and wood laminate flooring extends through opening into:

Dining Area

3.29m x 3.63m (10'9" x 11'10")
Stairs ascend to first floor landing with storage cupboard under housing gas meter. High-level cupboard housing electric consumer unit, radiator, feature fireplace with timber surround and tiled hearth, double glazed door offering access onto rear garden and wood laminate flooring extends through archway into:

Kitchen

1.95m x 2.67m (6'4" x 8'9")
Double glazed window to side. Fitted kitchen comprising a range of matching wall and base units with roll-edged work surfaces extending to include a single bowl stainless steel sink with drainer and mixer tap alongside a four-ring gas hob with oven under and extractor over. Part tiled surround, space and plumbing for washing machine and under-counter fridge and freezer, wood laminate flooring.

Lounge

4.11m x 3.68m (13'5" x 12'0")
Double glazed window to front, radiator, picture rail, feature fireplace with timber surround and tiled hearth. Previous tenants used as a third bedroom.

Bedroom

3.20m x 3.69m (10'5" x 12'1")
Double glazed window to front offering widespread rooftop views, feature fireplace with timber surround and tiled hearth, picture rail, radiator, and wall-mounted shelving into alcoves.

Bedroom

3.26m x 3.61m (10'8" x 11'10")
Double glazed window overlooking rear garden, feature cast iron fireplace, radiator, picture rail and opening through to walk-in closet.

Bathroom

Obscure double glazed window to front. Three-piece white bathroom suite comprising panel-enclosed bath with mixer tap plus hand-held shower attachment on riser, low-level WC and wall-mounted wash hand basin. Radiator, ceramic tiled floor and part-tiled surround with aqua panelling.

Rear Garden

Arranged over three tiers with areas laid to lawn and paving.



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		
England & Wales	EU Directive 2002/91/EC	
		82
	56	

Council Tax Band: **C**

- NO ONWARD CHAIN
- Popular Coombe Road Area
- Two Double Bedrooms
- Feature Fireplaces
- Two Reception Rooms
- Elevated Westerly Outlook
- Good Size Rear Garden
- Excellent Transport Links
- Nearby Local Amenities
- Ideal First Time Buy