

JohnHilton

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Est 1972



Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Total Area Approx 1617.74 sq ft

60 Jevington Drive, Brighton, BN2 4DG

To view, contact John Hilton:
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60 Jevington Drive, Brighton, BN2 4DG

Approach

Shared driveway leading to garage. Sloping front garden laid to some lawn with mature shrubs including hydrangea. Steps with outside light ascend to covered front terrace laid to terracotta paving, with outside cupboard for walking boots and umbrellas. Covered entrance with outside light and UPVC front door with full-height obscure glazed side panel opening into:

Entrance Hall

Stairs ascend to first floor landing with understairs storage cupboard. Built-in cupboard with shelving, radiator and laminate flooring.

Ground Floor Cloakroom

Pedestal wash hand basin with mosaic tiled splashback, low-level WC, wall-mounted mirror, dado rail, laminate flooring, directional spotlights, extractor fan.

Dining Room

3.36 x 3.39 (11'0" x 11'1")
Double glazed window to rear overlooking garden. Radiator, coved ceiling, obscure glazed multi-pane timber-framed French doors opening into:

Lounge

5.16 x 4.33 (16'11" x 14'2")
Wide double glazed window to front offering elevated view towards Wild Park and downland. Radiator, coved ceiling, three wall-mounted lights, feature fireplace with gas fire, ornate timber surround and marble inset and hearth.

Kitchen

Double glazed window to rear overlooking garden. Fitted kitchen in traditional Shaker style with deep pan drawers, integrated dishwasher, integrated washer/dryer and eye-level double electric oven. Granite work surfaces extend to include a one-and-a-half bowl ceramic sink with drainer and mixer tap, and a five-ring Smeg gas hob with extractor fan over. Wall-mounted cupboard housing 'Alpha' boiler, further built-in recessed storage cupboard, inset downlights and wood laminate flooring extends through glazed timber-framed door into:

Lounge/Dining Room

7.31 x 2.76 (23'11" x 9'0")
Dual aspect with double glazed sliding patio door opening onto front terrace, and further double glazed sliding patio door opening onto rear garden. American style fridge freezer, inset downlights, two radiators, wood laminate flooring and coved ceiling.

First Floor Landing

Double glazed window to side offering elevated views. Stairs ascend to boarded loft room, double doors open into airing cupboard with hot water tank and slatted shelving for storage, radiator. Door into:

Bathroom

Obscure double glazed window to rear, low-level WC, tile-enclosed bath, pedestal wash hand basin with mixer tap and wall-mounted mirror with glass shelf above, shower enclosure with thermostat shower and hand-held shower attachment on riser. Part-tiled surround, directional spotlights, wood laminate flooring, radiator with heated towel rail.

Bedroom

3.34 x 4.24 (10'11" x 13'10")
Wide double glazed window to rear overlooking garden. Radiator, coved and textured ceiling, built-in book shelving with low-level cupboard under.

Bedroom

3.88 x 3.11 (12'8" x 10'2")
Wide double glazed window to front offering elevated widespread views towards Wild Park and downland, radiator, coved and textured ceiling.

Bedroom

2.87 x 2.67 (9'4" x 8'9")
Wide double glazed window to front offering elevated widespread views towards Wild Park and downland, radiator, coved and textured ceiling, directional spotlights, shower enclosure with wall-mounted electric shower with fully-tiled surround and hand-held shower attachment on riser.

Boarded Loft Room

3.36 x 3.60 (11'0" x 11'9")
Double glazed timber-framed Velux skylights offering views over the garden to the rear and elevated countryside views to the front, both with fitted retractable black-out blinds. Generous amount of built-in storage comprising twin wardrobes and a range of floor-mounted hanging cupboards to either side, radiator and inset directional eyeball spotlights.

Rear Garden

Tiered garden comprising a narrow patio with outside water tap and rainwater butt, and concrete steps ascending to two further levels with well-stocked flower borders to either side including hydrangea, bluebells and hedging. Steps ascend to next level mainly laid to lawn with stone brick wall surround, pretty flower borders and further steps up to raised, fence-enclosed, decked terrace. Steps continue up to grass verge including lilac tree, red robin tree and forward-facing downland views.

Insulated Workshop

Power and lighting with windows to front and side offering forward-facing downland views.

Garage

Up-and-over door, power and lighting.



Perfectly positioned for those seeking a peaceful, tucked away setting which is handy for dog walks and nearby bus service this incredibly spacious 1963 extended semi-detached family home occupies a generous plot on this much favoured road with wonderful widespread far-reaching views towards countryside. The property is offered with no onward chain and three double bedroom alongside a well equipped boarded loft room with Velux windows, built in wardrobes and power and lighting! Internally, well proportioned and beautifully presented accommodation includes generous hallway, formal lounge and separate dining room, alongside well fitted kitchen with integral appliances and granite work surfaces which then connects to a further dual aspect lounge dining room. To the first floor there are three double bedrooms alongside the family bathroom and a flight of steps which offer access to the boarded loft room. Externally, there are mature, beautifully maintained gardens to the front and rear, alongside the forward facing covered terrace. Additional benefits include a full width insulated timber built workshop with power and lighting, integral garage with power and lighting and CCTV alarm system.

- NO ONWARD CHAIN
- Semi Detached Family Home
- Integral Garage
- Extended
- Large Workshop
- Widespread Views
- Three Double bedrooms
- Boarded Loft Room
- CCTV Alarm System
- Mature Front & Rear Gardens

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	