

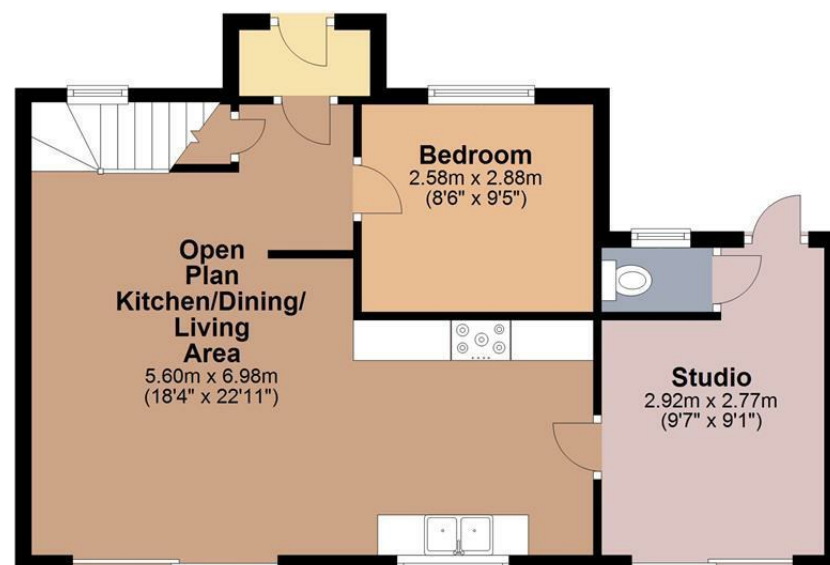
JohnHilton

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Est 1972

Ground Floor

Approx. 51.6 sq. metres (555.0 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.7 sq. feet)



Total area: approx. 90.6 sq. metres (975.7 sq. feet)



12 Walmer Crescent, Brighton, BN2 4LR

To view, contact John Hilton:

127 Lewes Road, Brighton, BN2 3LG

01273 608151 or sales@johnhiltons.co.uk

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

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****GUIDE PRICE £350,000 - £375,000**** A delightful 3 bedroom semi-detached house which has been lovingly restored by the current owner and has a certain rustic charm. The well established gardens are blooming with wild flowers and shrubs and backs onto horse fields. The semi rural and elevated position on the perimeter road offers delightful views at the rear but also of the surrounding area from the front as you exit the front door. The well presented accommodation features lots of natural wood, under floor heating to the ground floor rooms, bespoke country style kitchen and prominent freestanding wood burner with feature chimney flue. Another particular feature is the adjoining workshop/ studio which has been fully insulated and has it's own front and rear doors lending itself to lodgings or Air B'n'B (subject to usual consents). Situated on the outskirts of town yet within easy reach of the City Centre and local school and amenities are close by.

Front Garden

Wild flowers, mature shrubs, steps and footpath lead up to property.

Porch

Panoramic views of farm and woodland as you step outside front door.

Entrance Hall

Built in storage cupboard under stairs.

Open Plan Kitchen / Dining / Living Area

5.60m x 6.98m (18'4" x 22'10")

With beautiful Oak flooring with under floor heating.

Kitchen Area

Oak veneer bespoke kitchen units at eye and base level with solid wood worktops. Double Butler sink with mixer tap, Range Master freestanding range cooker with extractor hood over, fridge/freezer (to be left), space and plumbing for dishwasher. Side door to studio/workshop.

Living / Dining Area

Delightful "Burley Fireball" freestanding wood burning stove with feature chimney flue and tiled hearth, patio doors lead to rear garden.

Bedroom

2.58m x 2.88m (8'5" x 9'5")

Window at the front with views, Oak floor with under floor heating.

Studio / Workshop

2.92m x 2.77m (9'6" x 9'1")

Walls, floor and ceiling insulated. Currently used as a pottery studio. Separate street entrance, patio doors to rear garden, one and a half bowl stainless steel sink with mixer tap, wall mounted "Valliant" combi boiler (potential for Air B'n'B subject to usual consents).

Separate WC

Low level WC.

Landing

Window at the front with delightful panoramic views of the South Downs, natural wood floor, built in cupboard with space and plumbing for washing machine. Entrance to loft.

Bedroom

5.60m x 3.09m (18'4" x 10'1")

With dual aspect. Natural wood floor window overlooks rear garden.

Bedroom

3.20m x 3.79m (10'5" x 12'5")

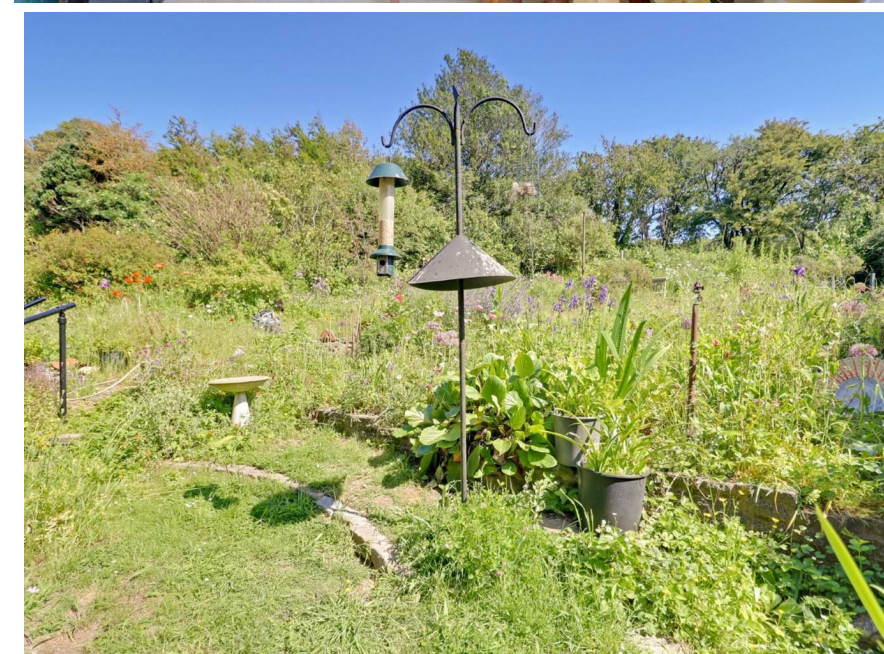
Window overlooking rear garden, natural wood floor.

Shower Room

Full width shower enclosure, thermostatic shower, recessed shelf and large shower screen. Tiled walls, wash hand basin with mixer tap, low level WC, heated towel rail.

Garden

Generously sized and well established, variety of wild flowers, shrubs and small trees. Pond, shed at the side attached to studio, backing onto fields behind.



- Delightful 3 Bed Semi
- Beautiful Gardens
- Backing On To Fields
- Stunning Farmland Views
- Lovingly Restored Home
- Lots of Natural Wood
- Adjoining Fully Insulated Studio / Workshop
- Freestanding Wood Burner
- Underfloor Heating
- Semi Rural Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		63
(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

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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