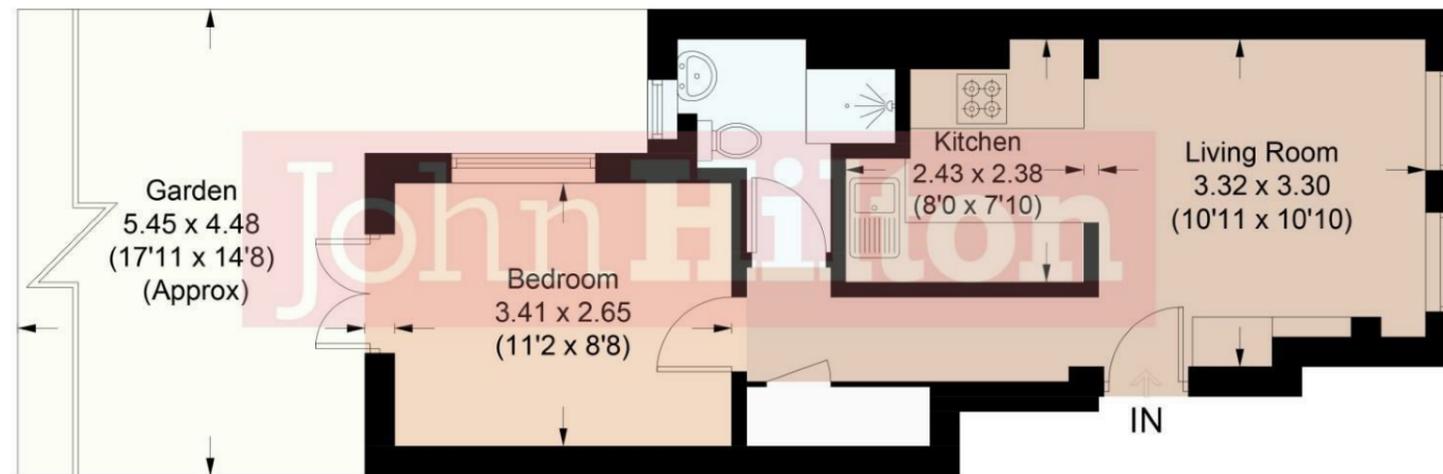


Coombe Terrace, Brighton, BN2 4AD

Approximate Gross Internal Area = 34.6 sq m / 372 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



John Hilton

Total Area Approx 372.00 sq ft

Garden Flat, 28 Coombe Terrace, Brighton, BN2 4AD

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

Offers In Excess Of £190,000
Leasehold - Share of Freehold

Garden Flat 28 Coombe Terrace Brighton BN2 4AD

*** NO ONWARD CHAIN ***

Conveniently positioned for ease of access into Brighton's vibrant city centre, a local parade of shops and Aldi just across the road, this well-presented garden flat is ideally suited to a first time buyer or a student attending one of the nearby universities. Internally, accommodation is thoughtfully arranged and considered to be in good decorative order with an open-plan lounge to the modern fitted kitchen, a bedroom and a shower room. The property benefits from a share in the freehold, a private level rear garden and is on a regular bus route.

Approach

Communal front door with window over, opening into communal entrance lobby with private front door opening into:

Open-Plan Living Room/Kitchen:

Living Area

3.32m x 3.30m (10'10" x 10'9")

Twin double glazed windows to front with fitted black-out blinds and wide-slat wooden Venetian blinds and radiator under, Low and high-level shelves and electric consumer unit. Open to hallway and further squared opening through to:

Kitchen Area

2.43m x 2.38m (7'11" x 7'9")

Fitted with modern, handle-less base units with work surfaces which extend to include a single bowl stainless steel sink with drainer and mixer tap alongside a four-ring induction hob with electric oven under and a chimney-style extractor over. Wall-mounted boiler, laminate flooring, space and plumbing for tall standing fridge-freezer and wall-mounted shelving.

Hallway

Radiator and built-in utility cupboard offering space and plumbing for a washing machine. Door through to bedroom and further door through to:

Shower Room

Obscured double glazed window to rear. Tiled shower enclosure with thermostat shower, wash hand basin set into drawer unit and low-level WC. Heated towel rail, laminate flooring and extractor fan.

Bedroom

3.41m x 2.65m (11'2" x 8'8")

Double glazed window to side and double glazed French doors opening onto garden. Radiator.

Rear Garden

Tall wall and fence-enclosed to all sides. Laid to paving, pebble shingle and artificial grass with shallow brick-retained planter and outside tap.



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- NO ONWARD CHAIN
- Share of Freehold
- Well-Presented
- One Double Bedroom
- Convenient Location
- Open-Plan Lounge/Kitchen
- Utility Cupboard
- Private Rear Garden
- Modern Kitchen & Shower Room
- Regular Bus Service

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		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			69
EU Directive 2002/91/EC			

Council Tax Band: **A**