



Total Area Approx 815.80 sq ft

1a Dartmouth Crescent, Brighton, BN2 4HY

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

Guide Price £300,000-£325,000
Freehold

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*** GUIDE PRICE £300,000-£325,000 ***

An attractive three-bedroom end-of-terrace house situated in a popular residential area on the Brighton outskirts. The accommodation is well laid-out and consists of separate lounge, full-width kitchen/diner and separate WC on the ground floor, with three bedrooms and a bathroom upstairs. The garden and decking have extensive views over the Downs and it is close to green open spaces with local shops nearby and frequent bus links to both universities and the city centre. There is a private off-road parking space behind the house with gated access to the rear garden. This property would make an ideal first time purchase as a three-bedroom home and has NO ONWARD CHAIN. The property has previously been let long-term as a four-bedroom HMO to students.

Approach

Brick wall enclosed pathway leading to front door, storage area for bins.

Entrance Hall

Stairs to first floor, window to side.

Living Room

4.88m x 2.67m (16'0" x 8'9")
Window to front. Currently used as a fourth bedroom.

Open-Plan Kitchen/Dining Room:

5.45m x 2.88m (17'10" x 9'5")

Kitchen Area

2.67m x 2.88m (8'9" x 9'5")
Range of units at eye and base level, worktops with tiled splashbacks, stainless steel sink with drainer, space and plumbing for washing machine and fridge freezer. Freestanding cooker with extractor hood over, wall-mounted combi boiler and window to rear.

Dining Area

2.78m x 2.88m (9'1" x 9'5")
French doors to rear garden, archway to kitchen.

WC

White suite comprising low-level WC and pedestal wash hand basin with mixer tap and cupboard below. Frosted window to side, built-in cupboard under stairs.

First Floor Landing

Access to loft, built-in cupboard and window to side.

Bedroom

2.92m x 2.48m (9'6" x 8'1")
Window to rear with countryside views.

Bedroom

3.76m x 2.97m (12'4" x 9'8")
Window to rear with countryside views.

Bedroom

3.85m x 2.46m (12'7" x 8'0")
Window to front.

Bathroom

White suite comprising bath with mixer tap and shower over, pedestal wash hand basin with mixer tap and cupboard below, and low-level WC. Part-tiled walls and frosted window to front.

Garden

Raised decked area with steps to lower patio with fenced boundaries and gate to rear providing access to parking space.

- Attractive End-of-Terrace House
- Three Bedrooms
- Generously Sized Accommodation
- Open-Plan Kitchen/Dining Room
- Bathroom & Separate WC
- Ideal First Time Buy or Buy to Let
- Previously Let as a Four-Bedroom HMO at £2,253 pcm or £27,040 pa
- Frequent Bus Links to City Centre & Unis
- Private Off-Road Parking Space
- NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		68	
(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	

Council Tax Band: **D**