

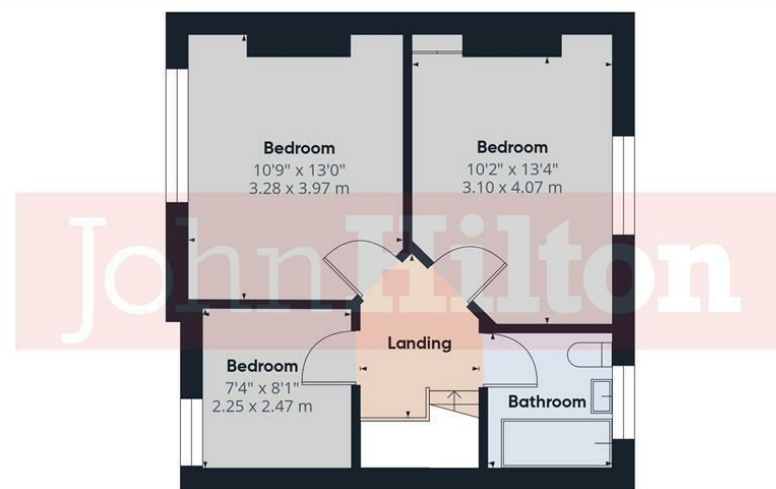
JohnHilton

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Est 1972



Ground Floor



Floor 1

Total Area Approx 823.00 sq ft

67 Widdicombe Way, Brighton, BN2 4TH

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67 Widdicombe Way Brighton, BN2 4TH

A 'Braybon'-built, three bedroom, 1930s terraced house with delightful and well-maintained west-facing garden which is approx. 18 meters (59 ft) in size. The property enjoys panoramic views at the rear of the surrounding area and Wild Park beyond. Internally, the property requires decorative refreshment and is a blank canvas for someone to put their own stamp on, but it has been well loved and cared for during the current ownership. The accommodation consists of a sociable lounge/diner and separate kitchen to the ground floor, and three bedrooms and bathroom upstairs. There is further potential to convert the loft (subject to usual consents) to create an additional bedroom with en-suite. Popular residential area within close proximity of amenities and Brighton and Sussex Unis, with frequent buses passing by with direct routes into the city centre.

Approach

Pathway to front entrance, attractive lawned front garden with flower borders stocked with various shrubs.

Entrance Hall

Stairs to first floor, understairs storage cupboard.

Living/Dining Room

6.47m x 4.13m (21'2" x 13'6")
Dual aspect with bay window to front, tiled fireplace in living area and patio doors to rear garden.

Kitchen

2.15m x 2.41m (7'0" x 7'10")
Units at eye and base level, stainless steel sink with mixer tap and drainer, worktops with tiled splashbacks, spaces for appliances, recessed larder cupboard, door to rear garden.

First Floor Landing

Built-in cupboards, entrance to insulated loft space.

Bedroom

3.28m x 3.97m (10'9" x 13'0")
Window to front.

Bedroom

3.10m x 4.07m (10'2" x 13'4")
Window to rear with panoramic views of surrounding area and Wild Park beyond. Recessed built-in cupboard.

Bedroom

2.25m x 2.47m (7'4" x 8'1")
Window to front.

Bathroom

Panel-enclosed bath with tiled surround, wash basin, low-level WC. Obscure glazed window to rear.

Rear Garden

Approximately 18m x 6.5m (59ft x 21ft), west-facing with paved sun terrace, timber shed, mainly laid to lawn with flower borders stocked with various shrubs. Partitioned section to rear with paving and compost area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band: **C**

- Three Bedroom House
- 'Braybon'-Built
- Attractive West-Facing Garden
- Delightful Views at the Rear
- Requires Decorative Refreshment
- Blank Canvas to Make Your Own
- Potential for Loft Conversion (Subject to Usual Consents)
- Popular Location
- Ideal First Time Buy
- NO ONWARD CHAIN