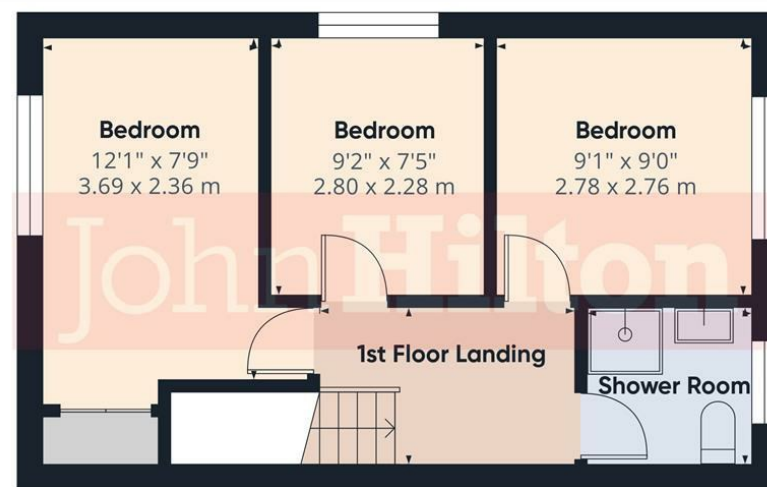


JohnHilton

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Est 1972



Total Area Approx 754.00 sq ft

111A Beatty Avenue, Brighton, BN1 9EP

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
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111A Beatty Avenue Brighton, BN1 9EP

Located in Coldean Village, a popular residential area on the outskirts of town, with delightful panoramic views at the front of the surrounding area. A modern end-of-terrace house which was built circa 2013 with high levels of insulation, making this an energy-efficient property with an EPC rating of C(77). The accommodation consists of an open-plan kitchen/dining/living area plus a separate lounge/bedroom and shower room to the ground floor. Upstairs there are three well-proportioned bedrooms and a further shower room. The property would make an ideal family home but is also suitable for investor landlords seeking an HMO investment opportunity, having previously been let as four-bedroom student accommodation. Close to local shops and school and within close proximity to both Brighton and Sussex Universities, with frequent buses nearby running into the city centre. Stanmer Park is also nearby, as is easy access to the A27 and A23. Currently vacant with no onward chain.

Approach

Lawned front garden and paved footpath leading to entrance.

Entrance Hall

Stairs ascend to first floor, door into:

Lounge/Bedroom

2.64m x 3.69m (8'7" x 12'1")
Window overlooking front garden with views of the surrounding area.

Kitchen/Dining/Living Room:

4.66m x 3.80m (15'3" x 12'5")

Kitchen Area

Range of units at eye and base level, worktops with tiled splashbacks, stainless steel sink with mixer tap, built-in oven and hob with extractor hood over, larder-style cupboard housing combi boiler, door to rear garden.

Living/Dining Area

Patio doors to rear garden.

Shower Room

Shower enclosure with mains shower and tiled surround, heated towel rail, low-level WC incorporating wash basin with mixer tap.

First Floor Landing

Entrance to loft.

Bedroom

3.69m x 2.36m (12'1" x 7'8")
Window to front with delightful panoramic views of the surrounding area, recessed built-in wardrobe.

Bedroom

2.80m x 2.28m (9'2" x 7'5")
Window to side.

Bedroom

2.78m x 2.76m (9'1" x 9'0")
Window overlooking rear garden.

Shower Room

Corner shower enclosure with aquaboard surround and mains shower, wash basin, low-level WC and heated towel rail.

Rear Garden

Paved and pebble infilled patio area, gated side access and steps up to raised lawned garden with fenced boundaries.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	77	
(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: **C**

- Modern 3/4-Bed End-of-Terrace House
- Two Shower Rooms
- Built Circa 2013
- Delightful Views at the Front
- Energy Efficient - EPC Rating C77
- Previously Let as HMO
- Popular Residential Area
- Close to Local School & Shops
- Easy Access to the Universities
- NO ONWARD CHAIN