

PORT • HALL

ESTATES



Evelyn Terrace
Brighton
BN2 0EP



FOR SALE

Offers in excess of £325,000
Leasehold - Share of Freehold

Summary

Evelyn Terrace is situated between Freshfield Road and Sutherland Road in the popular Queens Park area of the City, being readily accessible to local shops, Brighton College, Royal Sussex County Hospital, Queens Park with its varied range of activities, Kemp Town Village with its array of shops, restaurants and café bars, St Lukes and Queens Park Primary Schools and bus services to the City centre.

No 7 is a Victorian double fronted semi-detached property converted to form six self-contained flats each approached via a street entrance with door entry phone and carpeted entrance hall and stairway.

This flat comprises a split level two bedroom flat, recently refurbished enjoying a south aspect and having the benefit of gas fired central heating, sealed unit double-glazed windows, recently fitted shower room, open plan lounge/kitchen and is arranged more particularly as follows:

ENTRANCE HALL:

Door entry phone.

OPEN PLAN LOUNGE/KITCHEN:

16'0" into bay window x 13'5" into chimney recess

Attractive ornamental chimney breast with tiled inset and hearth, low-level built in storage units with T.V. display mantle, sealed unit uPVC double-glazed windows, traditional radiator, feature raised paneling to one wall, picture rails. Modern fitted kitchen units incorporating cupboards, drawers, solid wood work surfaces, inset sink bowl with period style mixer tap, inset Samsung ceramic hob with extractor hood above and with mosaic tiled splash back, stainless steel oven under, integrated fridge, integrated washing machine, Engineered oak floor, larger cupboard.

SHOWER ROOM:

Walk-in shower, period style mixer tap with hand shower apparatus and rain head shower, low-level WC, pedestal wash basin, mosaic tiled floor, part tiling to walls, inset ceiling down lighters, deep storage cosmetic cupboard, heated towel rail, extractor fan, under floor heating.

BEDROOM 2/OFFICE:

8'6 x 6'6

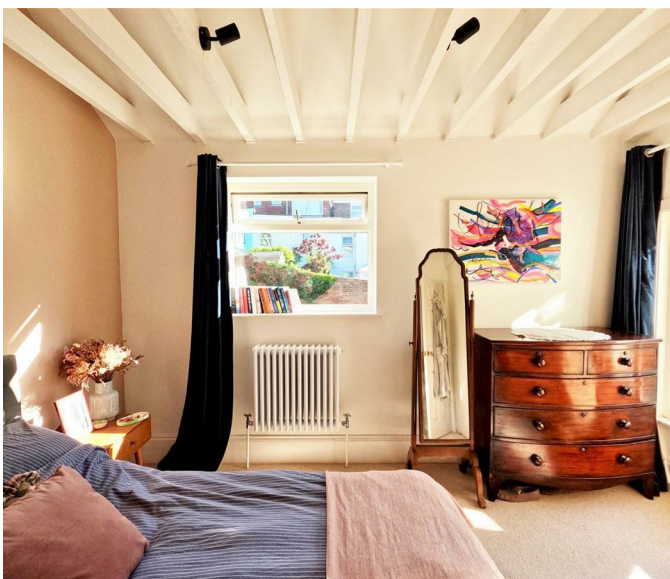
Traditional radiator, sealed unit uPVC double-glazed windows, storage cupboard with newly installed wall mounted Glow Worm gas fired central heating combination boiler.

Steps down to:

BEDROOM 1:

12'6 x 10'3

Vaulted ceiling, built in wardrobe with sliding doors, traditional radiator, double aspect with sealed unit uPVC double-glazed windows.





Viewing

Please contact our Port Hall Estates Office on 01273 559846 if you wish to arrange a viewing appointment for this property or require further information.



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.