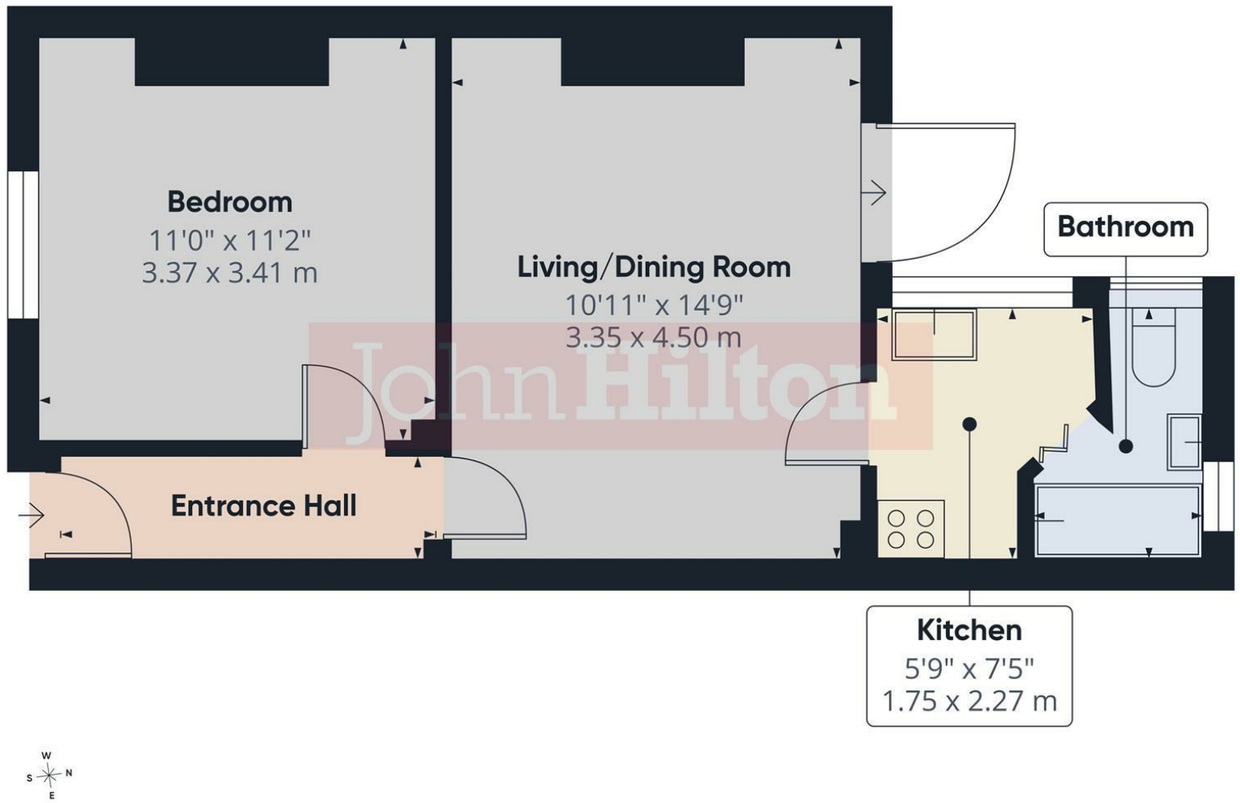
John Hilton

John Hilton

Est 1972





Total Area Approx 373.00 sq ft

25a Newmarket Road, Brighton, BN2 3QG

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

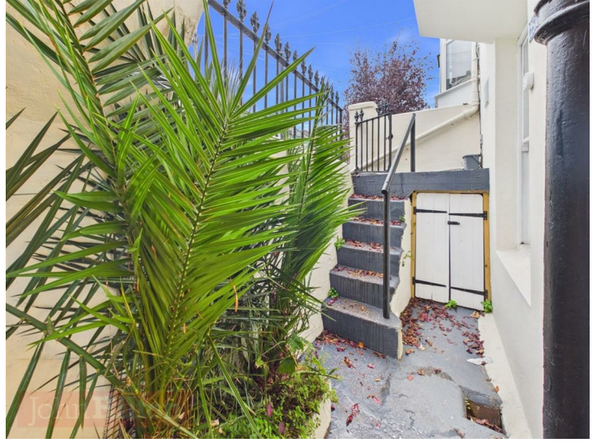
Guide Price £220,000-£230,000
Leasehold

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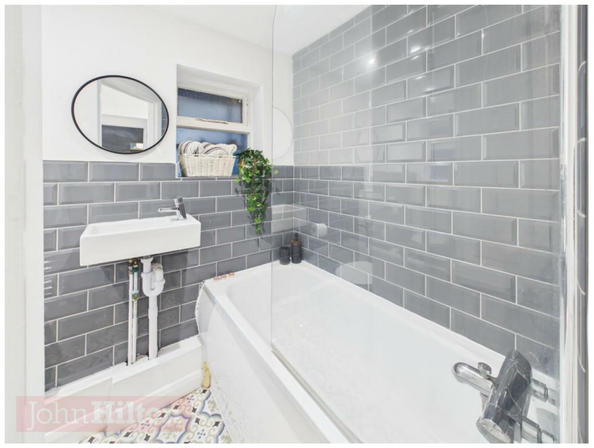
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25a Newmarket Road
Brighton
BN2 3QG

*** GUIDE PRICE £220,000-£230,000 ***

A one-bedroom period conversion occupying the entire lower ground floor of this imposing Victorian house, which is offered to the market with no onward chain and a lovely long 143-year lease.

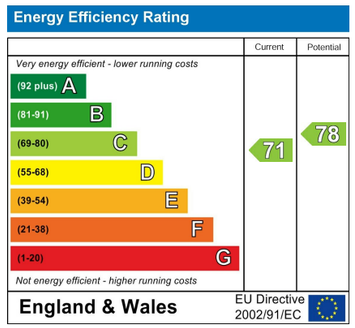
Boasting its own private entrance, the property features a full-width living/dining room which connects to a fitted kitchen and French doors which offer effortless access onto a private rear courtyard garden. A comfortably sized double bedroom and a bathroom with tub and openable window complete the accommodation.

The property is favourably positioned to the lower end of Newmarket Road providing ease of access to local amenities, excellent transport connections and Brighton's vibrant city centre.

A MESSAGE FROM OUR VENDOR:
“I have enjoyed living in this flat for a number of years. When I moved here I was looking for three things; a private entrance, a bathtub and a small garden - this place ticked all those boxes. The flat stays cooler in the summer and, thanks to a new boiler in recent years, is efficient and warm in the winter. The area is permit parking but I have never struggled to find a space. The flat has a long lease and the current freeholder (who owns the maisonette above) is a pleasure to deal with, with maintenance on an 'as required' basis. I hope the new owners will enjoy the flat as much as I have.”







Council Tax Band: **A**

- NO ONWARD CHAIN
- Central Location
- 143 Years Remaining on Lease
- Own Street Entrance
- Private Courtyard Garden
- Full-Width Living/Dining Room
- French Doors onto Garden
- Refitted Boiler
- Bathroom with Tub & Openable Window
- Close to Local Amenities & Excellent Transport Connections

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

John Hilton