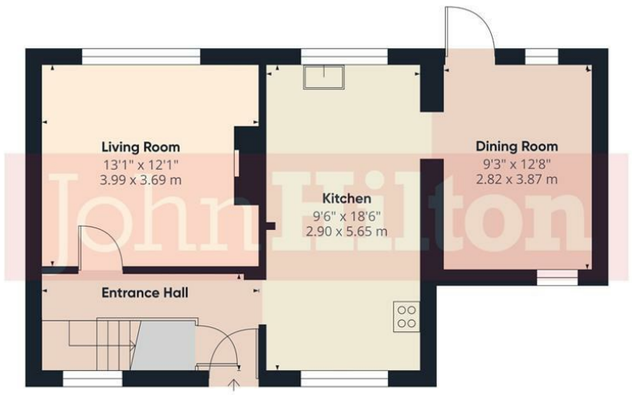
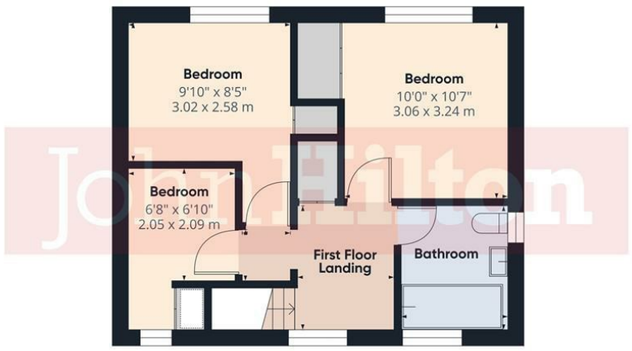
John Hilton

John Hilton

Est 1972



Ground Floor



Floor 1



Total Area Approx 893.41 sq ft

30 Walmer Crescent, Brighton, BN2 4LR

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 £325,000-£350,000
Freehold

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30 Walmer Crescent
Brighton
BN2 4LR



*** GUIDE PRICE £325,000-£350,000 ***

An excellent opportunity to purchase this three-bedroom, semi-detached house situated in the popular residential area of Bevendean, a quiet and tranquil semi-rural setting with easy access into Brighton's vibrant city centre and wonderful views of the countryside.

Ideal for first time buyers and investors, the property currently still benefits from an HMO licence and is being sold with no onward chain and vacant possession.

The ground floor comprises a good-sized living room (currently shown as a bedroom for HMO use) which overlooks the rear garden, a spacious dual-aspect kitchen with windows to the front and rear, modern white wall and base units, integrated appliances, part-tiled walls, and tiled floor which runs through an archway to a dining room (currently shown as a living room for HMO use). This room also has a dual aspect to the front and rear and a door opening onto the rear garden.

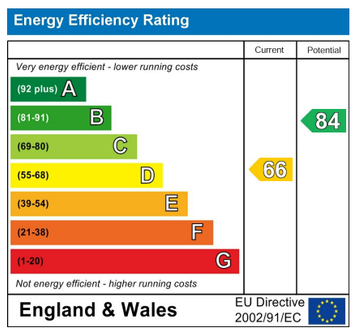
Upstairs, a generous landing leads to two double bedrooms and a third smaller bedroom, ideal for children or a home office, and a modern bathroom with a white suite comprising panel-enclosed bath with shower over and glass shower screen, vanity unit with inset wash basin, and low-level WC. The bathroom also has a dual aspect with obscure glazed windows to the front and side.

Outside, the large rear garden has fenced boundaries, with a decked terrace leading to a lawned area and a further decked terrace, suitable for families or just relaxing while taking in those lovely views.

The community of Bevendean is located in a quiet setting with a local primary school and two secondary schools serving the area. There are regular buses into Brighton city centre and Brighton mainline station with direct services to Gatwick Airport, London and beyond. Moulsecoomb station is located opposite The Avenue, a 15/20-minute walk from the property or a 5-minute bus journey, and offers direct services into Brighton.







- NO ONWARD CHAIN
- Three Bedrooms
- Semi-Detached House
- Modern Kitchen with Integrated Appliances
- Separate Living & Dining Rooms
- Spacious Rear Garden
- Double Glazing Throughout
- Current HMO Licence
- Valid EICR & Gas Safety Certificate
- Downland Views

Council Tax Band: **C**

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