

85 Ewhurst Road
Brighton BN2 4AL
£405,000
Freehold

- 2 double bedroom house with raised SE aspect rear garden
- Two reception rooms
- No onward chain
- GCH and Double glazing
- EPC C71

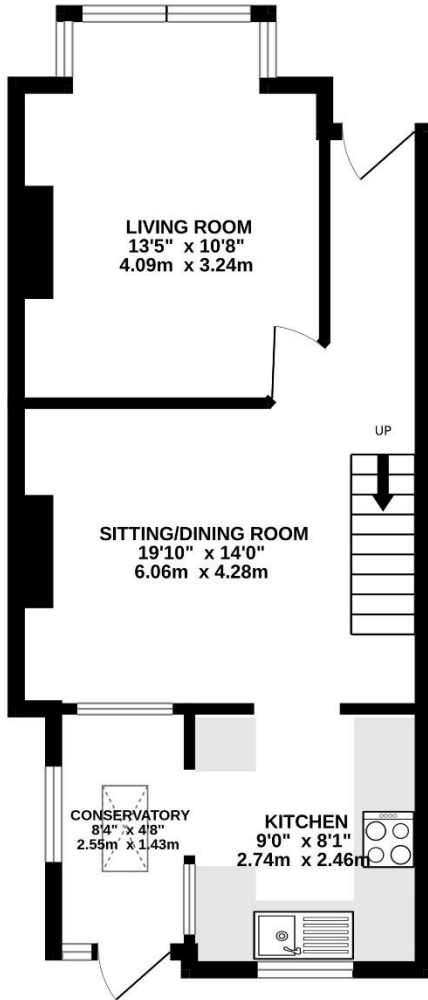


A Two double bedroom, Two reception room non basement terraced house located close to local schools, Brighton university and local shops on the Lewes Road including Aldi/ Sainsburys. Regular and multiple bus services run to the Universities and city centre.

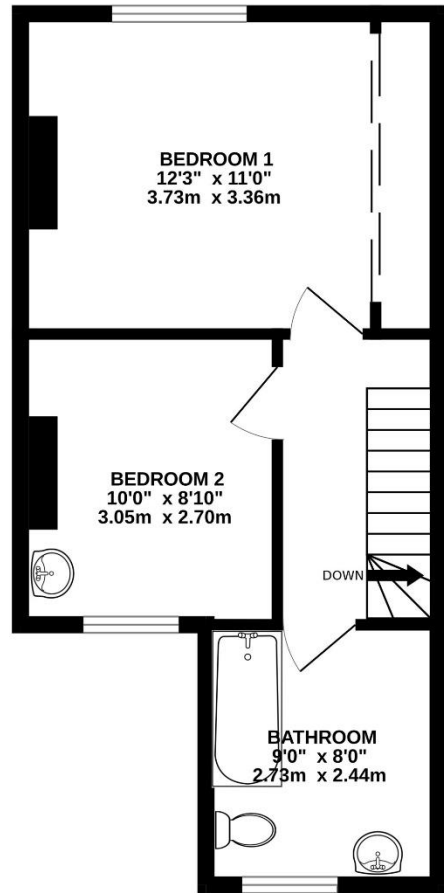
The house enjoys gas central heating, double glazed windows, light bright accommodation and no onward chain making it ideal for families or a couple.

Floorplan

GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



MID TERRACED HOUSE

TOTAL FLOOR AREA : 783 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living room



Second reception room/dining room





Kitchen



Bedroom



Ground floor

Room 13'5" x 10'08 (4.09m x 3.24m) excluding bay window.

Room 19'10 x 14' (6.06m x 4.28m) leading to kitchen.

Kitchen 9' x 8.01" (2.74m x 2.46m) Sink unit inset to working surface, Space and point for cooker. Space/point for fridge. Space/plumbing for washing machine, Access to lean to/conservatory.

Lobby 8'04" x 4'08" (2.55m x 1.43m) Door to Garden.

First floor

Bathroom 9' x 8' (2.73m x 2.44m) Bath with shower over, W.C., was hand basin, window, fan.

Room 12'3" excluding wardrobe depth x 11' (3.73m x 3.36m) Fitted wardrobes To one wall.

Room 10' x 8'10" (3.05m x 2.70m)

Outside SE aspect, raised with access via steps.

Viewings

Via owners sole agents Neil Sutherland 01273 626268