

Ewhurst Road, Brighton

£250,000



- A Spacious Purpose Built Ground Floor Flat
- One Double Bedroom
- Bay Fronted Lounge / Diner
- Large Separate Kitchen
- Sunny Private Rear Garden
- Share Of Freehold & No Onward Chain

Ewhurst Road, Brighton, BN2 4AJ



If for you it is all about location, location, location then this spacious ground floor flat will not disappoint! Ewhurst Road is a peaceful residential street moments from Brighton University so the flat is ideally situated for anyone who studies or works there, or indeed someone looking for a fantastic buy to let investment. Alternatively, with such a vast array of amenities close by on Lewes Road including boutique & convenience shops, supermarkets, trendy coffee houses, gyms, beauty parlours, barbers, pubs, restaurants and so much more, it will make a wonderful home in an extremely vibrant & exciting location!

Accommodation comprises of a private entrance, entrance hall, bay fronted lounge / diner, a fantastic size separate modern kitchen, double bedroom with built-in wardrobes and shower room. There is also a great amount of storage both inside & outside the flat.

The cherry on the cake has to be the sunny rear garden. It is a great size & the perfect place for both relaxing in whilst enjoying some sunshine as well as hosting those summer garden parties & barbeques for family & friends! As well as being moments from the University, main road links are fabulously easy from this location and there is also a regular, extensive bus service operating nearby. In addition, Moulsecomb railway station is just 0.7 miles (a 10 to 15 minute walk) away for anyone needing to commute by train.



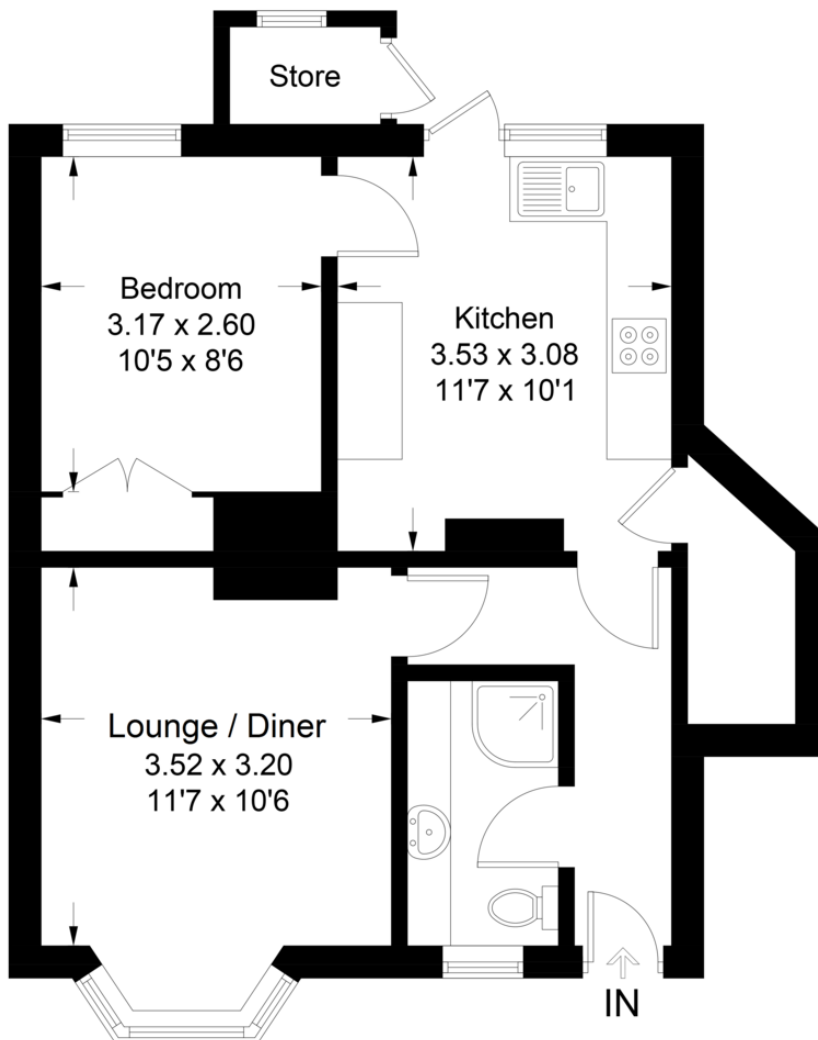
Picture this...

Why not take a short cycle or hop onto a bus into the City Centre for an adventure! There you can really soak up Brighton & Hove's famed cosmopolitan atmosphere by exploring the wide range of food, drink and entertainment on offer.

For anyone with a family or looking to start one, excellent schools catering for all ages are nearby and the area is both friendly & welcoming for families!

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Approximate Gross Internal Area = 46.2 sq m / 497 sq ft
Store = 1.3 sq m / 14 sq ft
Total Area = 47.5 sq m / 511 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

Accommodation

GROUND FLOOR

PRIVATE ENTRANCE

ENTRANCE HALL

SHOWER ROOM

BAY FRONTED LOUNGE / DINER
11' 7" x 10' 6" (3.53m x 3.2m)

KITCHEN
11' 7" x 10' 1" (3.53m x 3.07m)
With door opening onto rear garden

DOUBLE BEDROOM
10' 5" x 8' 6" (3.18m x 2.59m)
With built-in wardrobes

OUTSIDE

PRIVATE REAR GARDEN

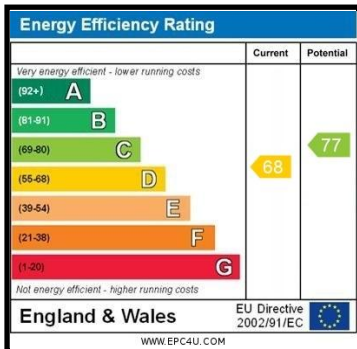




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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