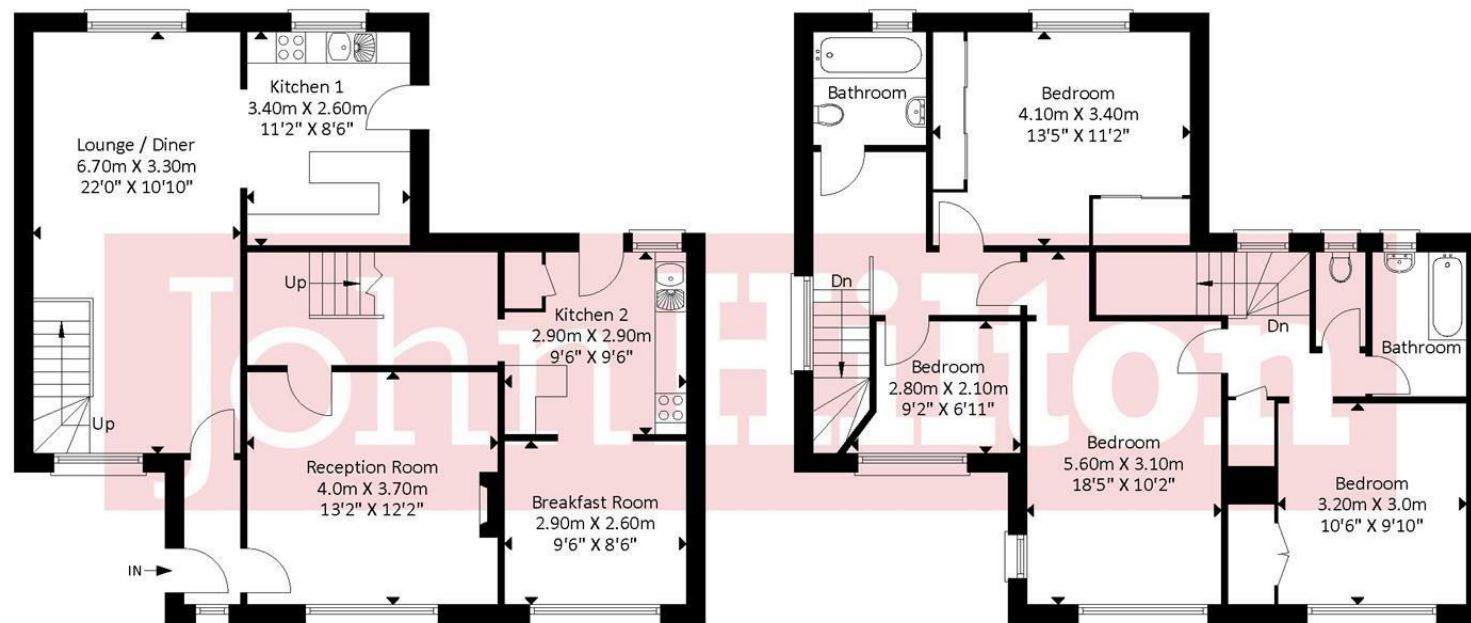


Bodiam Close, Brighton



Ground Floor
 Approximate Floor Area
 791.14 sq ft
 (73.50 sq m)

First Floor
 Approximate Floor Area
 765.31 sq ft
 (71.10 sq m)



Total Area Approx 1556.46 sq ft

5 Bodiam Close, Brighton, BN2 4LP

To view, contact John Hilton:
 127 Lewes Road, Brighton, BN2 3LG
 01273 608151 or sales@johnhiltons.co.uk

Offers In Excess Of £400,000
Freehold



A significantly larger than average 4 bedroom semi detached residence which has been massively enlarged by a 2 storey extension at the side and rear. Occupying a favourable spot in a peaceful cul-de-sac and directly backs on to farmland which leads to the South Downs. The very spacious and versatile accommodation is immaculately presented and would be ideal for those looking for a spacious family home, home and income or those who want to bring an older relative to live together but live apart. In brief the accommodation consists of 4 bedrooms, 2 bathrooms, 2 kitchens and 3 reception rooms that very much lends itself to dual household occupation. The large well maintained rear garden is very tranquil and backs on to farmers fields enjoying a delightful rural outlook. Benefitting from the best of both worlds on the edge of town within easy reach of local school and University, with good transport links to the city centre and everything it has to offer, from a semi rural location.

Front Garden

Blocked paved driveway, lawned with hedged and fenced boundaries.

Porch

Laminate flooring.

Living/Dining Area 6.70m x 3.30m (21'11" x 10'9")

Dual aspect room, stairs to first floor with archway leading to:

Kitchen 3.40m x 2.60m (11'1" x 8'6")

Range of kitchen units, oak effect worktops, 2 larger cupboards, breakfast bar, stainless steel sink 1 1/2 bowl with mixer tap and drainer, spaces for appliances, tiled floor. UPVC door to rear garden.

Reception Room 4m x 3.70m (13'1" x 12'1")

Solid oak fire surround.

Inner Hallway

Stairs to first floor, storage area below, wall mounted 'Worcester' boiler.

Kitchen 2.90m x 2.90m (9'6" x 9'6")

Quarry tiled floor, fitted units including fitted larger cupboard plus built in larger cupboard. Solid wood worktops, stainless steel sink with mixer tap and drainer, washing machine, dishwasher and multi fuel Range cooker included. Tiled walls, door to rear garden. Archway to:

Breakfast Room 2.90m x 2.60m (9'6" x 8'6")

Window overlooks the front garden.

First Floor

Landing

Built in cupboard, access to partially boarded loft, with drop down ladder, power and light. Window to rear.

Bedroom 3.20m x 3m (10'5" x 9'10")

Built in storage cupboard, window overlooks the cul-de-sac.

Bathroom

Wood panelled bath with shower mixer tap, wash hand pedestal basin with cupboard below. Fitted cupboard.

Bedroom 5.60m x 3.10m (18'4" x 10'2")

Large recess with overhead storage, window overlooks the cul-de-sac.

Second Landing Area

Access to partially boarded loft space.

Bedroom 4.10m x 3.40m (13'5" x 11'1")

Triple and double fitted wardrobe with mirrored sliding doors, window to rear with stunning outlook across farmers fields.

Bedroom 2.80m x 2.10m (9'2" x 6'10")

Window overlooks the cul-de-sac.

Bathroom

White suite comprises of panelled bath, electric shower over, low flush WC, wash hand pedestal basin, tiled walls.

Separate WC

Low flush WC.

Rear Garden

Pebbled infill area with steps leading to raised garden approx. 14.5m x 13m. Mainly lawned with pebbled patio plus paved patio areas with various shrubs. Backs directly to farmers fields. Views across farmland.

Side Garden

Lawned, shed, gated access to rear garden.



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		
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		

- Substantial Semi Detached Residence
- 2 Storey Side And Rear Extension
- Spacious Accommodation
- Very Well Presented
- Suitable For Dual Household Occupation
- Large Rear Garden Directly Backing Farmland
- Peaceful Cul-De-Sac Location
- Off Road Parking For 2 Vehicles
- Frquent Buses To City Centre
- Walking Distance To Moulsecoomb Station

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

JohnHilton