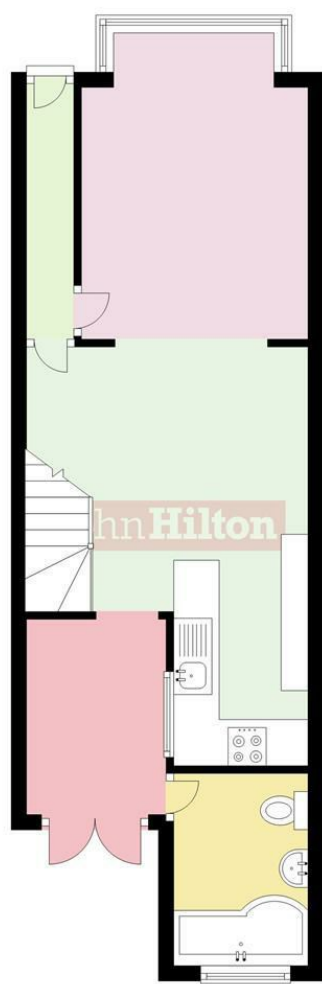


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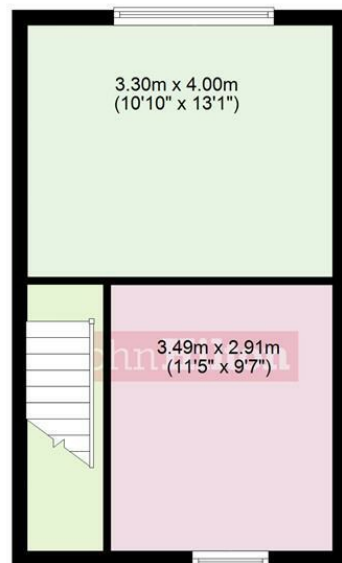
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Est 1972

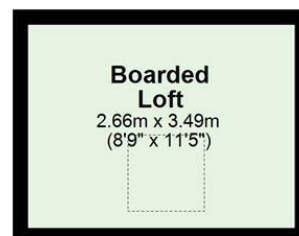
Ground Floor
Approx. 39.4 sq. metres (424.0 sq. feet)



First Floor
Approx. 27.6 sq. metres (296.6 sq. feet)



Second Floor
Approx. 9.3 sq. metres (99.9 sq. feet)



Total area: approx. 76.2 sq. metres (820.5 sq. feet)

Total Area Approx 721.18 sq ft



18 Kimberley Road, Brighton, BN2 4EP

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18 Kimberley Road, Brighton, BN2 4EP

A delightful 2 bedroom mid terrace Edwardian house. Newly refreshed interior with very sociable open plan living accommodation, the very large windows to the front are a great source for natural light, as is the skylight in the kitchen. The property also comes with a conservatory which leads to the garden and a very useful boarded loft space with Velux window which would be ideal for a home office or study. Attractive lawned rear garden which is not overlooked and panoramic view at the front. Situated in a popular residential area with unrestricted parking, with easy access to the city centre and Brighton Station and is close to all local amenities on Lewes Road. Ideal first time buy or second step up the ladder. No onward chain.

Front Garden

Raised with walled boundaries.

Open Plan Kitchen/Dining/Living Area

9.62m x 3.69m (31'6" x 12'1")

Living Area

Large square bay window, period fireplace.

Dining Area

Open staircase leading to first floor with storage area under.

Kitchen Area

Pine veneer units at eye and base level, solid beech work tops, integrated fridge, skylight.

Conservatory

Tiled floor, plumbing for washing machine, French doors to garden.

Bathroom

White suite consists of curved bath with centre mixer tap, shower over, shower screen. Wash hand basin with mixer tap, low level WC, wall mounted 'Worcester' boiler. Tiled floor and splash backs.

Landing

Fitted wooden ladder accessing boarded loft with Velux window measuring Eaves storage at the front and rear.

Bedroom 1

4.00m x 3.30m (13'1" x 10'9")

Large window with panoramic views at the front, built in wardrobe.

Bedroom 2

3.49m x 2.91m (11'5" x 9'6")

Window over looks rear garden.

Garden

Raised lawn, patio area to rear, walled and fenced boundaries.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	58
(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	51	52
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

- Attractive Edwardian House
- Recently Refreshed Interior
- Useful Boarded Loft with Velux Window
- Sociable Open Plan Living Accommodatino
- Lots of Natural Light
- Conservatory
- Delightful Lawned Rear Garden
- Popular Residential Area
- Close to All Amenities
- No Onward Chain