



Total area: approx. 142.2 sq. metres (1530.9 sq. feet)

Total Area Approx 1530.90 sq ft



91 Swanborough Drive, Brighton, BN2 5PH

To view, contact John Hilton:
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Guide Price - £395,000 Freehold



**** Priced To Sell ! **** A substantial and stylish 3 double bedroom semi detached residence with garage and large West facing garden and spectacular views of the surrounding area and sea beyond. The high spec interior is arranged over three levels and is well equipped with three bath/shower rooms (one en-suite) plus dressing room attached to the master bedroom. Generous amounts of living space which are lavishly finished with a real eye for detail in modern neutral tones and solid oak flooring flow through the ground floor. The contemporary high end kitchen comes fully equipped with integrated appliances including twin ovens, dishwasher and wine cooler which leads through to the dining area. The property has a wide entrance hall and landing giving a real sense of space and the bath/shower rooms are extremely well appointed. The property is considered a cut above the rest and has to be seen to fully appreciate the quality and care that has been invested in it. Please call to arrange a viewing and prepare to be bowled over!

Front Garden

Block paved with off road parking for 3 cars.

Porch

Tiled floor with storage for shoes.

Entrance Hall

Solid oak flooring, dado rails, stairs to first floor. Under stairs storage cupboard housing utilities. Frosted window to side.

Living Room

4.55m x 4.02m (14'11" x 13'2")
Large window to front. Log burning stove with mantle and solid oak flooring.

Spacious Kitchen

Well equipped with range of eye and base level units with solid oak worktops and tiled splash backs. Numerous built in appliances including, double ovens, microwave, washing machine, dishwasher, wine cooler, fridge/freezer. 5 gas ring hob with extractor hood over and 1 1/2 bowl stainless steel sink with mixer tap with drinking water function situated below window overlooking rear garden. Doorway leading to:

Dining Area

3.21m x 2.78m (10'6" x 9'1")
Solid oak flooring with sliding doors to the conservatory.

Conservatory

2.60m x 1.97m (8'6" x 6'5")
Views overlooking rear with door to garden.

Landing

Window frosted to side. Double storage cupboard housing water cylinder and airing cupboard. Door to stairs leading to second floor.

Shower Room

Fully tiled with solid oak shelving, corner shower cubicle, low flush WC with concealed cistern, corner wall hung basin with mixer tap, towel rail, frosted window to rear.

Bathroom

Fully tiled with full size bath with mixer taps, wash hand basin with mixer taps, low flush WC with concealed cistern, heated towel rail with frosted window to rear.

Bedroom

3.41m x 3.13m (11'2" x 10'3")
Window to rear overlooking garden with panoramic views beyond, range of built in wardrobes, storage unit with desk area. Dimmer lights.

Bedroom

4.63m x 3.41m (15'2" x 11'2")
Large double bedroom with window to front, laminate flooring. Dimmer light switch.

Office

3.16m x 2.33m (10'4" x 7'7")
Range of built in storage cupboards, solid wood flooring, stairs to second floor.

Master Bedroom with En-Suite and Walk in Wardrobe

5.84m x 5.46m (19'1" x 17'10")
Spacious with laminate flooring, Velux windows to front and rear. Additional eaves storage. Walk in wardrobe with light and hanging space and shelving.

En Suite Shower Room

Cubicle shower, fully tiled with wall hung wash hand basin with hot/cold taps, low flush WC, heated towel rail.

Rear Garden

Good sized West facing rear garden approximately 80ft in length. Walled and fenced boundaries. Additional side access. Raised patio area taking advantage of sea and woodland views, steps leading down to further patio and decked area, rear section laid to lawn with planting areas.

Garage

Accessed via shared driveway with up and over door.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	65	
(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		83
(81-91) B		
(69-80) C	58	
(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
- Stylish High End Interior
- Large West Facing Garden
- Garage and Off Road Parking
- Superb Panoramic Views Towards the Sea
- Arranged Over 3 Levels (142.2 sq m or 1530 sq ft)
- 3 Double Bedrooms and Dressing Room
- 3 Bath/Shower Room (1 En-suite)
- Contemporary Kitchen with Integrated Appliances
- Conservatory

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