

JohnHilton

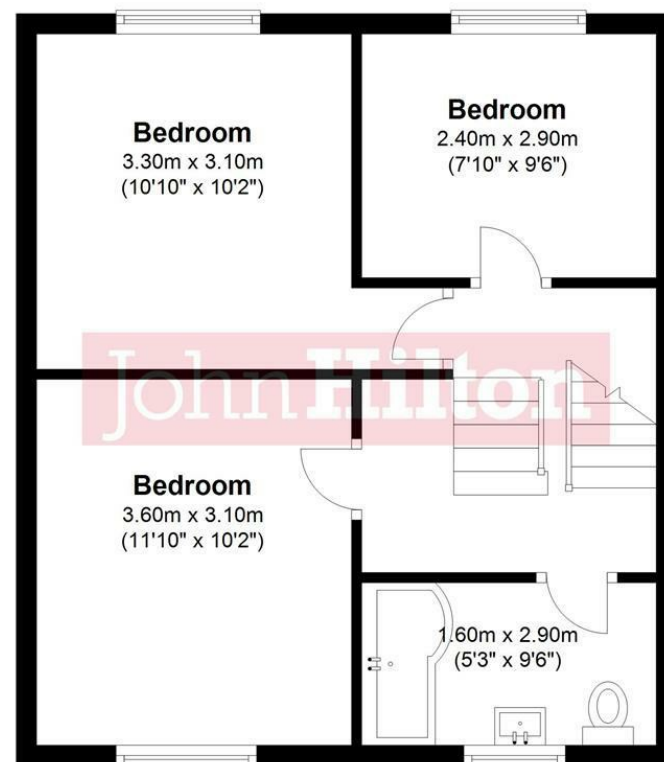
JohnHilton

Est 1972

Ground Floor



First Floor



Total Area Approx sq ft

19 Kenilworth Close, Brighton, BN2 4LF

To view, contact John Hilton:
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19 Kenilworth Close, Brighton, BN2 4LF

A delightful 3 bedroom end of terrace house situated at the end of a Cul De Sac with access at the end of the road to open fields leading to the south Downs. Superb panoramic views from the rear, especially from the sun terrace in the rear garden. A well presented property decorated in modern neutral tones throughout with a manageable sized West facing garden. The accommodation consists of a social kitchen/dining area, separate living room and downstairs WC to the ground floor with 3 bedrooms and modern bathroom upstairs. Situated on the outskirts of town with frequent buses close by to the city centre. Available to move into very soon.

Not available to students.

*Agency Fees Apply of £225.00 Per Person "inclusive of VAT" (£300 for a single person)
*The above details are intended for information only and do not constitute an offer or form part of a contract

Front Garden

Lawned, Mostly paved with flower bed section, Side gate to rear garden.

Wide Entrance Hall

Light wood flooring, split levels ,large built in cupboard, side door to garden.

Lounge

3.94 x 3.60 (12'11" x 11'9")
Patio doors to garden.

Kitchen/Diner

4.00 x 3.26 (13'1" x 10'8")
Range of modern unit at eye and base level, breakfast bar, space for dining table and chairs, gas point for cooler, extractor hood, spaces for fridge, freezer, washing machine and dishwasher, twin round bowl sinks with mixer tap.

Split Level Landing

Bedroom

4.00 (into door recess) x 3.44 (13'1" (into door recess) x 11'3")
Window to front

Bedroom

3.60 x 3.08 (11'9" x 10'1")
Panoramic views of the surrounding area, access to loft space.

Bedroom

2.75 x 2.47 (9'0" x 8'1")
Window to front.

Bathroom

Modern white suite consists of L shaped bath with electric shower over, shower screen, central mixer tap. Freestanding wash hand basin with mixer taps and cupboards below, Low flush WC, tiled flooring, mostly tiled walls and heated towel rail.

Garden

Raised sun terrace with stunning views of open fields and surrounding area, paved patio area, pebble infilled section leads to lawned area with fenced boundaries.

Side Garden

Pond with rockery and water feature.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		86
(81-91) B		
(69-80) C		
(55-68) D	62	
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC