

JohnHilton

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Est 1972



Total area: approx. 40.0 sq. metres (430.4 sq. feet)

Total Area Approx 430.40 sq ft



LGFF, 118 Upper Lewes Road, Brighton, BN2 3FD

To view, contact John Hilton:
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(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	71	71
(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		

- Convenient Location
- Accessed Via its Own Entrance
- Patio Garden
- 1 Double Bedroom
- Spacious Living Room
- Separate Well Equipped Modern Kitchen
- Spacious Bathroom
- Within Walking Distance to Brighton Station and the North Laines
- Close to Good Transport Links and Amenities
- Easy Access to Both Universities

LGFF, 118 Upper Lewes Road, Brighton, BN2 3FD

A lovely 1 bedroom garden flat presented in neutral tones situated in a popular location with easy access to all Brighton has to offer. Accessed via its own front door the property is spacious and well laid out and comprises of double bedroom, living room with access to the patio garden. Well equipped modern kitchen and bathroom. Close to good local amenities and excellent transport links to both the University sites. The property further benefits from being within walking distance to Brighton mainline Station and the North Laines.

Front Patio
Steps to front door, storage cupboard.

Entrance Hall
Carpeted with picture rails.

Living Room
4.55m x 3.48m (14'11" x 11'5")
Spacious with steps to kitchen and French doors to access rear garden.

Kitchen
2.28m x 2.04m (7'5" x 6'8")
Range of modern base and eye level units with wood effect work tops and tiled splash backs with tiled flooring. Stainless steel sink and drainer with mixer taps. Space and plumbing for washing machine and space for fridge. Built in oven with induction hob and extractor hood over.

Double Bedroom
3.54m x 3.45m (11'7" x 11'3")
Newly carpeted with sash window to front.

Bathroom
White modern suite comprising of bath with mains shower with mixer taps and glass screen, wash hand pedestal basin with mixer tap, low flush WC, wall hung combi boiler and vanity unit. Partly tiled walls with contrasting tiled floor.

Rear Garden
Mainly decked with raised flower beds, walled boundaries.

