



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Total Area Approx 882.64 sq ft

7 Thompson Road, Brighton, BN1 7BH

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Guide Price £325,000-£350,000 Freehold



7 Thompson Road, Brighton, BN1 7BH

****GUIDE PRICE £325,000-£350,000** *Virtual 360 tour available on request**** A Spacious 3 bedroom terrace house set in an elevated position with panoramic views over the surrounding city. Ideal for the environmentally conscious among us with solar PV panels and hot water solar panel and electric car charging system, giving the property an impressive EPC rating of 85. The accommodation is made up of a living room and kitchen/diner on the ground floor, 3 bedrooms and a bathroom on the first floor and further benefits from off road parking at the front. Situated in a popular residential area and with scope to put your own stamp on the house. It would make an ideal home for a young family or first time buyers. Sold with no onward chain.



Front Garden

Hard stand parking for 1 car, steps leading to front door.

Entrance Hall

Stairs to first floor.

Living Room

4.86 x 3.52 (15'11" x 11'6")
Window to front, open fireplace with stone surround.

Kitchen/Diner

2.42 x 4.67 (7'11" x 15'3")
Range of units at eye and base level with worktops over, tiled splash backs. Wall mounted 'Baxi' boiler, built in oven with gas hob and extractor hood over. Space and plumbing for washing machine and dishwasher. Space for dining table, 2 windows to rear, door leading to garden. Under stairs cupboard .

Landing

Access to loft space which is fully insulated.

Bedroom 1

4.38 x 2.66 (14'4" x 8'8")
Window to front with city scape views, built in storage.

Bedroom 2

2.84 x 3.82 (9'3" x 12'6")
Window to rear.

Bedroom 3

3.24 x 1.97 (10'7" x 6'5")
Window to front with city scape views.

Bathroom

Mostly tiled walls, low flush WC, wash hand basin with cupboard below, bath with mixer shower over. Window to rear.

Garden

Tiled patio arranged over 3 levels with fenced boundaries, Brick build shed.

- 3 Bedroom House
- Off Road Parking with Electric Charging Point
- Panoramic Views at The Front
- Solar Panels
- Energy Efficient Home
- Good Sized Accomodation
- Popular Residential Area
- Close to Good Transport Links
- Ideal First Time Buy
- No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	86
(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	