



Approximate net internal area: 424.89 ft<sup>2</sup> / 39.47 m<sup>2</sup>  
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 484.37 sq ft

108a Upper Lewes Road, Brighton, BN2 3FE

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## 108a Upper Lewes Road, Brighton, BN2 3FE

A stunning and stylishly finished one bedroom apartment with a delightful rear garden. The property has a certain rustic charm and compliments the retro theme to create a trendy home, which has been a real labour of love for the present owner. There are some funky features including distressed Parquet flooring, custom made shelving/storage, flamboyant French multi fuel burner and clever use of concealed light. The kitchen is custom built continuing the retro theme and the bathroom is fully tiled and well finished. The garden is a great space for relaxing with grapevines, hops and a good selection of growing vegetables. A remarkable home which exudes quality and style.



### Front Garden

Block paved, raised flower bed stocked with mature shrubs. Fern garden, external storage cupboard (tanked) external lighting. Own street entrance.

### Entrance Hall

Rustic Parquet flooring.

### Living/ Dining Area

4.22m x 3.42m plus recesses (13'10" x 11'2" plus recesses)  
Rustic Parquet flooring, French enameled cast iron multi fuel burner, exposed brick chimney breast. Custom built shelving and storage, extendable corner desk, bespoke concealed strip light. Timber frame French doors to garden.

### Kitchen

2.79m x 1.93m (9'1" x 6'3")  
Custom built retro kitchen with units at eye and base level, varnished wood worktops and glass splash backs. Fitted electric oven, gas hob, integrated fridge freezer and washing machine. One and half bowl stainless steel sink with mixer tap and drainer, recycling cupboard. Funky Vinyl flooring.

### Bedroom

3.49m x 3.17m (11'5" x 10'4")  
Fitted 'Jute' carpeting, bespoke LED inset wall lighting, recessed shelving display.

### Bathroom

Tiled flooring, corner bath with thermostatic shower over, wash basin with foot pedal operated mixer tap, and concrete composite splash backs. Mirrored fitted cabinets, mirrored cupboard housing boiler, low level WC with concealed cistern. Tiled walls, concrete composite window sill.

### Attractive Rear Garden

Block paved patio area, part of which is sheltered, hardwood bespoke fitted cupboard, bench with storage below. Raised flower bed, fitted corner seating, lawn section, flower borders, tomato and raspberry plants. Sprawling grape vines, hops, butternut squash, onions, artichoke plants. Walled boundaries with bamboo screening. External power point.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C		66	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

- Outstanding One Bedroom Apartment
- Delightful Rear Garden
- Stylish and Trendy Interior
- Retro Theme
- Sound Proofed Ceilings
- Insulated External Walls
- Flamboyant Multi Fuel Burner
- A Real Labour of Love
- SHARE OF FREEHOLD
- No Onward Chain