



Approximate net internal area: 926.99 ft<sup>2</sup> / 86.12 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 926.99 sq ft

25 Manton Road, Brighton, BN2 4FB

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**£340,000 Freehold**



# 25 Manton Road, Brighton, BN2 4FB

**\*VIRTUAL 360 TOUR AVAILABLE ON REQUEST\*** A spacious 3-4 bedroom semi-detached house with south facing garden which backs onto woodland and off road parking for multiple cars. Tucked away and in a quiet location with views towards fields at the front. Generously sized and flexible accommodation with living/dining room plus second reception room currently used as a 4th bedroom. A nice location off the beaten track yet with close proximity to local shops, schools and frequent busses to the city centre. Ideal for young families and first time buyers, to be sold with no onward chain.

#### Front Garden

Off road parking for multiple cars, lawned.

#### Porch

With patio doors.

#### Entrance Hall

Cupboard under stairs.

#### Living/Dining Room

4.56m x 3.60m (14'11" x 11'9")

Window overlooking rear garden, fireplace.

#### Second Reception Room/Bedroom 4

3.32m x 3.17m (10'10" x 10'4")

Fitted cupboard and shelving.

#### Kitchen

3.59m x 2.42m (11'9" x 7'11")

Range of units at eye and base level, worktops with tiled splashbacks, stainless steel sink with mixer tap and drainer, spaces for appliances, wall mounted "Glow-worm" boiler, side door leading to conservatory.

#### Conservatory

2.52m x 1.95m (8'3" x 6'4")

With light and power points, front and rear doors to garden.

#### Landing

Access to loft space, airing cupboard housing hot water cylinder.

#### Bedroom

3.55m x 3.60m (11'7" x 11'9")

Recessed fitted cupboard, window overlooks rear garden.

#### Bedroom

3.33m x 3.20m (10'11" x 10'5")

Fitted wardrobes, window at front with views towards the avenue and fields beyond.

#### Bedroom

3.45m x 2.13m (11'3" x 6'11")

Window to rear.

#### Bathroom

Bath with electric shower over, tiled walls, wash hand basin.

#### WC

Low level WC, wash hand basin with mixer tap and cupboard below.

#### Garden

Patio area leads to raised lawn and further paved patio. Out house, fenced boundaries, backs on to woodland. Side access to the front.



- 3-4 Bed Semi-detached
- Off Road Parking
- South Facing Garden
- Backing on to Woodland
- Nice Views at The Front
- Second Reception Room/4th Bedroom
- Bathroom Plus Separate WC
- Tucked Away Location
- Close to Buses, Shops and School
- No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		61	
(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	