



Approximate net internal area: 1034.98 ft² / 96.16 m²
 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 1034.98 sq ft

9 Mount Pleasant, Brighton, BN2 0JN

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Offers In Excess Of £425,000 Freehold



9 Mount Pleasant, Brighton, BN2 0JN

VIRTUAL TOUR AVAILABLE ON REQUEST A spacious 4 bedroom semi-detached house located in a popular spot between Queens Park and Kemptown. Requires general updating, a blank canvas perfect for those looking to put their own stamp on a property. With a large kitchen diner and living room on the ground floor, 4 generously sized bedrooms, bathroom and separate WC on the first floor, and potential off road parking at the front (subject to usual consents). Great location close to all St James Street has to offer, highly regarded local schools and a short walk to Brighton seafront, ideal for young families or buy to let. No onward chain.



Front Garden

Hedged boundaries, part lawned, pathway leading to front door, side access to rear garden. Potential for off road parking (subject to consents).

Entrance Hall

Stairs to first floor, built in cupboard.

Lounge

4.85m x 3.93m (15'10" x 12'10")
Window to front, carpeted floor.

Kitchen/Diner

6.75m x 2.73m (22'1" x 8'11")
Range of units at eye and base level, worktops over with tiled splashbacks. Freestanding cooker with extractor hood over, wall mounted combi-boiler. Stainless steel sink with mixer tap and drainer. Space and plumbing for washing machine, Space for dining table. Window to rear, patio doors to rear garden.



Landing

Access to loft space, window to side.

Master Bedroom

4.26m x 3.92m (13'11" x 12'10")
Period fireplace, window to front, carpeted floor. Built in cupboard.

Bedroom

4.26m x 2.73m (13'11" x 8'11")
Window to rear, carpeted floor.

Bedroom

3.27m x 2.65m (10'8" x 8'8")
Window to rear, carpeted floor.

Bedroom

2.97m x 2.42m (9'8" x 7'11")
Window to front, built in cupboard over stairs. Laminate wood flooring.

Bathroom

Fully tiled walls, bath with mixer tap and shower head over, wash hand basin. Obscured window to rear.

WC

Fully tiled walls, low flush WC. Obscured window to rear.

Garden

Level lawned garden with fenced boundaries, side access.



- 4 Bedroom Semi-Detached House
- Requires General Updating
- Potential For Off-Road Parking (Subject to Usual Consents)
- Generously Sized Bedrooms
- Large Kitchen/Diner and Separate Living Room
- Short Walk to Seafront and Town Centre
- Between Kemptown and Queens Park
- Close to Highly Regarded Schools
- Ideal for Young Families or Buy to Let
- No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(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	