



78 Kimberley Road, Brighton , East Sussex
Offers in excess of £340,000



middletton
estates



Entrance Hall

Kitchen Breakfast Room
13' x 12'8"

Living Room
13' x 12'8"

Downstairs Cloakroom

First Floor Landing

Bedroom 1
13' x 12'

Bedroom 2
10'10" x 9'

Family Bathroom

Loft Space
18'9" x 7'9"

Rear Garden

BEAUTIFULLY PRESENTED 2 BEDROOM HOUSE NEAR LEWES ROAD

2 BEDROOMS, FAMILY BATHROOM, KITCHEN, LIVING ROOM, DOWNSTAIRS CLOAKROOM, LOFT SPACE, REAR GARDEN

Middleton Estates are delighted to offer For Sale this beautifully presented 2 double bedroom end of terrace house near Lewes Road. Set over two floors the ground floor offers a modern fitted separate kitchen breakfast room, living room and downstairs cloakroom. There are two double bedrooms on the first floor with ample storage and a modern white family bathroom. The 18' loft space has been fully boarded and carpeted and has potential to be converted STNP. The south easterly rear garden can be accessed through the double doors in the living room and has been landscaped to create a patio area and grassed area lined with raised flower beds. Built in 2006 this property has gas central heating and double

glazing throughout.

Kimberley Road is in the perfect location for all buyers!

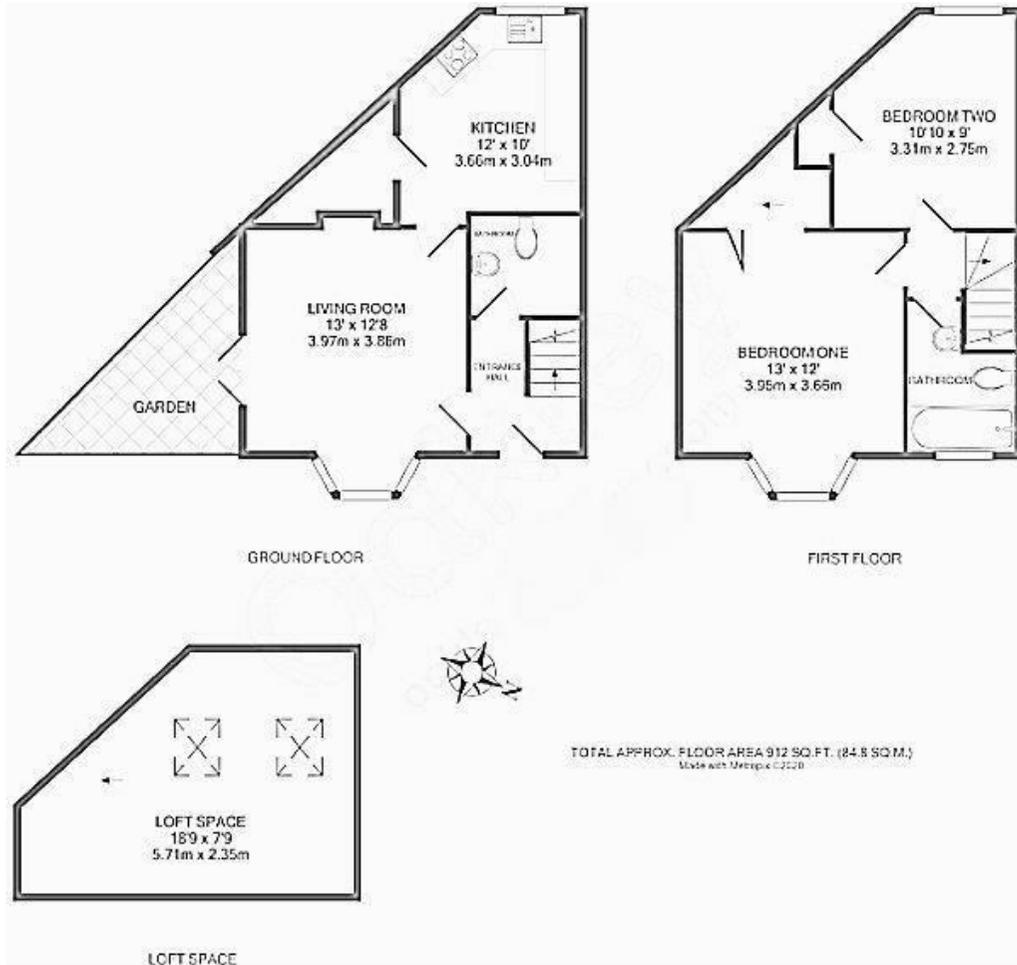
It is surrounded by local shopping facilities, cafes, restaurants and transport links.

Brighton Mainline Station, the A27, A23 road networks and bus routes are easily accessible. Perfect for Commuters.

A great location for families with local reputable schools. Elm Grove Primary is within 1.0 mile as well as St Lukes and Sussex Uni being within walking distance.

Churchill Square is 2.1 miles away, The Royal Pavilion 1.7 miles, Brighton Palace Pier 1.9 miles and The Royal Sussex Hospital is 1.8.





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

"Call us for your free valuation."