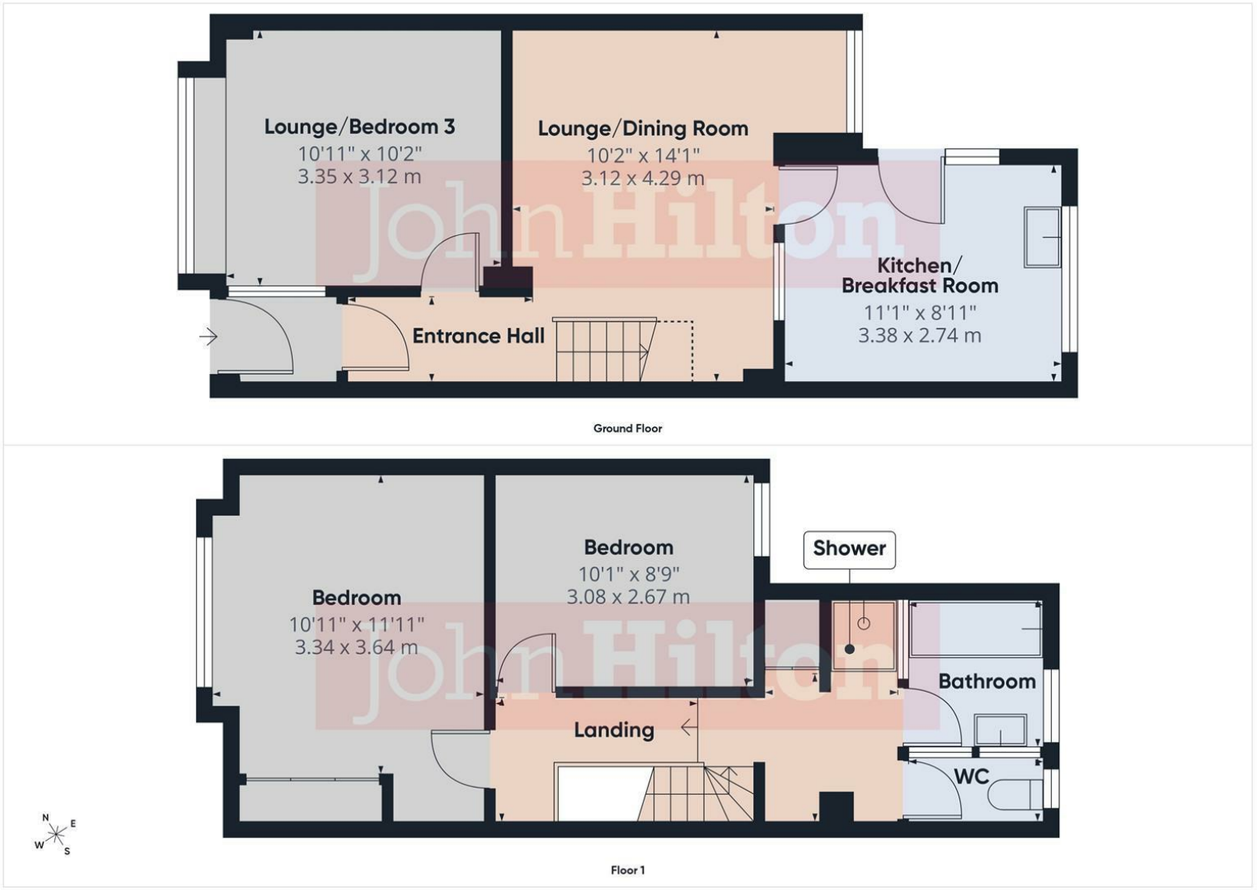
John Hilton

John Hilton

Est 1972





Total Area Approx 784.00 sq ft

35 Coombe Terrace, Brighton, BN2 4AD

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
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£294,000 Freehold

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35 Coombe Terrace
Brighton
BN2 4AD

A two/three-bedroom terraced Freehold house situated in a convenient location close to local amenities, offering generously sized accommodation (73 sq meters) and requiring general updating. Flexible accommodation which can be used as two or three bedrooms and consists of a separate lounge/bedroom three, a lounge/dining area and kitchen/breakfast room on the ground floor. Upstairs there are two further bedrooms and a large bathroom suite with walk-in shower. Ideal for those looking for a blank canvas to put their own stamp on, with further potential to convert the loft space (subject to usual consents). Vibrant location with local shops and amenities on the doorstep and frequent buses into the city centre close by. Ideal for first time buyers, being sold with no onward chain.

Vestibule
Parquet flooring, coir mat.

Entrance Hall
Parquet flooring, stairs to first floor.

Lounge/Bedroom 3
3.35m x 3.12m (10'11" x 10'2")
Parquet flooring, window to front, fitted bookshelf.

Lounge/Dining Room
3.12m x 4.29m (10'2" x 14'0")
Parquet flooring, fitted bookshelf, window to rear.

Kitchen/Breakfast Room
3.38m x 2.74m (11'1" x 8'11")
Range of units at eye and base level, worktops with tiled splashbacks, stainless steel sink with mixer tap, spaces for appliances, tiled floor, door to rear garden.

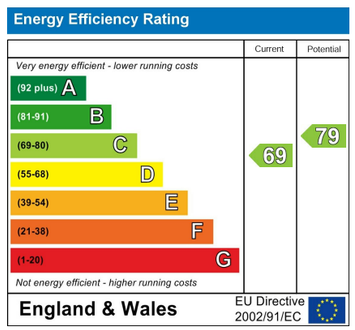
First Floor Landing
Fitted carpet, entrance to loft.

Bedroom
3.34m x 3.64m (10'11" x 11'11")
Window to front, fitted wardrobes and fitted carpet.

Bedroom
3.08m x 2.67m (10'1" x 8'9")
Window to rear, fitted carpet.

Bathroom
Panel-enclosed bath, wash basin, low-level WC, shower enclosure with hand shower on riser and aqua panel surround, built-in cupboard housing 'Vaillant' boiler, tiled walls.

Rear Garden
Paved patio area with side return and walled boundaries.



Council Tax Band: **B**

- Two/Three-Bedroom Terraced House
- Convenient Location
- Close to Local Amenities & Buses into Town
- Requires General Updating
- Potential to Convert Loft Space (Subject to Usual Consents)
- Double Glazing & Gas Central Heating
- Parquet Flooring to Ground Floor
- Paved Patio Garden
- Ideal First Time Buy
- NO ONWARD CHAIN

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

John Hilton