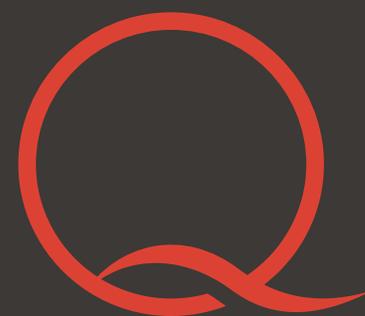


EWHURST ROAD BRIGHTON BN2 4AL



Estate Agents



£450,000-£475,000 FREEHOLD

The ground floor of the property has a fantastic open plan living space. The lounge is found at the front of the property with large bay windows allowing ample amounts of light, the room is modern but homely with predominantly white walls bar a navy feature wall and wooden flooring. The kitchen/diner is an impressive room in size and finished to a high standard. The kitchen island is the central hub of the room including plenty of worksurface and a range of integrated appliances. Decorated with white glossy modern units that are complemented by wood countertops and pale grey walls. Plenty of room is available for a dining table and chairs and plenty more unit space is found opposite the island along with space for a fridge/freezer.

On the first floor you have the family bathroom, bright and spacious with wooden flooring and combination of pale blue walls and white tiling. It is a complete with a full white suite including bath with over head shower, WC, and sink. The first of three bedrooms is a large room overlooking the garden currently being utilized as a home office; it is an attractive room with plenty of space to be a double bedroom. The second bedroom is at the front of the property, with built in shelving allowing for storage space it is a good-sized room. The top floor of the property you have the principal bedroom and en-suite. An enviable amount of space with large floor to ceiling double opening windows and Velux windows letting light flood the room. The space is elegant with wood flooring and pale blue walls. The en-suite is great with a large walk in shower unit, sink, and WC.

The outside space must be one of the most impressive features of property, split over three levels it is ideal for long family days in the sun. The first level of the garden is a patio area with built in seating and space for a table, ideal for evening meals. Wooden stairs with storage space available underneath lead up to the next level of the garden which is also patio area with raised flower beds. The third level of the garden is a grass with a pathway leading up to the back end of the garden where you can find another patio area. A large garden shed is found at the rear end of the garden ideal for extra storage space.

SALES | LETTINGS | VALUATIONS

In The Know...

Area: Lewes Road Area
Council Tax: Band C
EPC Rating: D68
Floor Area: 99.8sqm (approx.)
Station: Brighton (1.2 miles);
 Moulsecoomb (0.7 miles)
Bus Stop: Lewes Road (360m)
Parking: Permit Parking Zone U
Primary School: Coombe Road Primary School
Secondary School: Brighton Aldridge
 Community Academy
Local shop: Coombe Road Convenience (240m)
Supermarket: Sainsbury's, Lewes Rd (450m)
Local Gems: Martha Gunn; Pelicano Coffee Co;
 Saunders Park; The Bear Inn.



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Floorplan for Illustration Purposes Only – Not To Scale. This floorplan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any areas, measurements or distances quoted are approximate and should not be used to value the property or be a basis for sale or let. Q Estate Agents have not tested any appliances or services within the property. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.