

Hawkhurst Road, Brighton Guide Price £280,000 - £300,000



- A Two Bedroom Terraced House
- Perfect First Time or Investment Buy
- Close to Universities and The A27/A23
- Sunny Rear Garden and Workshop
- No Onward Chain

Hawkhurst Road, Brighton, BN1 9EA



This is the perfect first time or investment purchase! A two bedroom terraced property situated in this up and coming Coldean area. The property is currently rented out and is in fair condition however, the property is ready for someone to come in and place your own stamp on it, which is sometimes half the fun.

On the ground floor there is an entrance hall, good size kitchen, cloakroom and a through lounge/dining room which has doors leading out to a quiet lawn area and has steps down to a further garden area and a workshop. Upstairs there are two double bedrooms and a spacious family bathroom. There is also ample street parking which is all free, so say goodbye to those parking tickets!

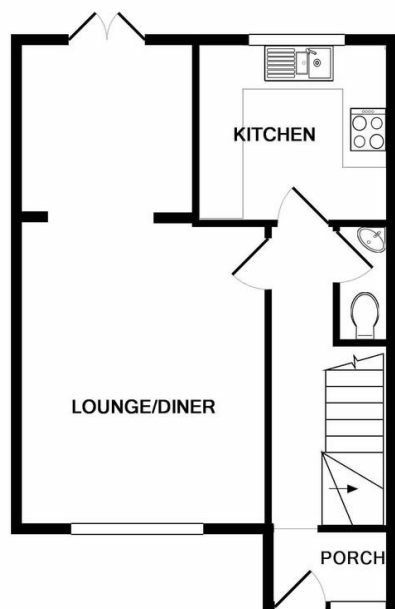
As far as the location goes there are local shops and amenities available close by and you also have easy access to the American Express Stadium, Brighton and Sussex Universities and the A23/A27, making this area great for football fans, student s or anyone who frequently travels.



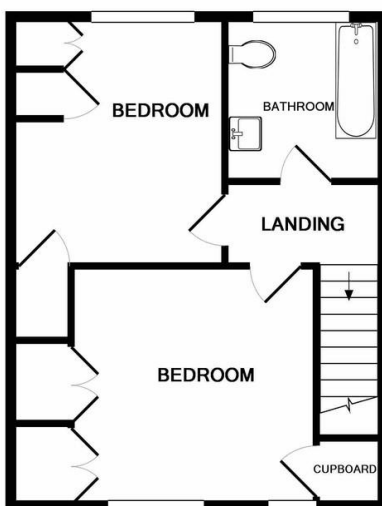
Picture this...

What better way end a long day than to sit and relax in your very own private garden soaking up some sun whilst drinking a glass of your favourite wine!

If you're feeling slightly more adventurous then why not hop onto a bus or even take a stroll into the centre of town. Here you can really soak up Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, shops and restaurants that are available.



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 809 SQ.FT. (75.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2018

Accommodation

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

LOUNGE/DINER
22' x 11' 5" (6.71m x 3.48m)

KITCHEN
8' 10" x 8' 6" (2.69m x 2.59m)

FIRST FLOOR

BEDROOM ONE
11' 5" x 14' 8" (3.48m x 4.47m)

BEDROOM TWO
10' 7" x 9' 10" (3.23m x 3m)

BATHROOM

OUTSIDE

GARDEN

WORKSHOP

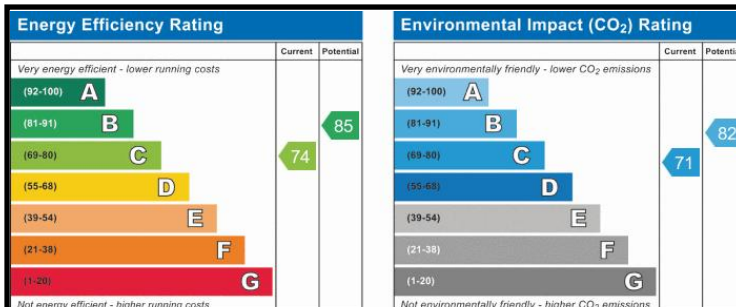




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk