



## 2 bed semi-detached house to buy in BN2

Taunton Road, Brighton, East Sussex, BN2 4JN

**£275,000** Starting Bid

🏠 x2 🚗 x1 🚻 x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Semi Detached Family Home
- ✓ Elevated Leafy Outlook
- ✓ Dual Aspect Lounge Diner
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

For Sale via Online Unconditional Auction. A spacious two double bedroom semi-detached family home, set back from the road, enjoying an elevated position with a leafy outlook in Lower Bevendean - only moments away from wonderful countryside walks. Both front and rear gardens are beautifully proportioned and would ideally suit a green fingered buyer who might like to combine home and allotment. Just across the way is Bevendean Primary School, with a local convenience store at the end of the road and a regular bus service. Internally there is a dual aspect kitchen/diner, separate lounge, ground floor cloakroom and a family bathroom on the first floor which was refitted in 2017. The 'Vaillant' boiler was refitted approximately 5 years ago and the roof was overhauled in 2017. Great potential to improve, alter and extend.

Approach - Set back from the road, mainly lawned front garden with various shrubs and fenced boundaries, steps up to raised paved patio adjoining the house and leading to entrance porch.

Entrance Hall - Stairs ascend to first floor with storage cupboard under.

Lounge - 3.94m x 3.63m (12'11" x 11'10") - Wood laminate flooring, feature fireplace, window to rear.

Kitchen/Dining Room: -

Dining Room - 2.90m x 2.60m (9'6" x 8'6") - Space for dining table and chairs, opening through to:

Kitchen - 2.90m x 2.90m (9'6" x 9'6") - Range of units at eye and base level, worktops with tiled splashbacks, fitted electric oven and hob with extractor hood over, stainless steel sink with mixer tap and drainer, spaces for appliances, wall-mounted combi boiler, side door to:

Inner Lobby - Doors to rear garden, study/office, and WC.

Study/Office - 3.80m x 2.80m (12'5" x 9'2") - Window to front.

Separate Wc - Low-level WC.

First Floor Landing - Airing cupboard housing hot water cylinder, access to loft, window to front overlooking Bevendean School.

Bedroom - 4.60m x 3.10m (15'1" x 10'2") - Window overlooking rear garden, walk-in wardrobe with hanging rail and window to front.

Bedroom - 3.16m x 3.0m (10'4" x 9'10") - Window overlooking rear garden, built-in recessed wardrobe with hanging rail.

Bathroom - White suite comprising panel-enclosed bath with electric shower over and tiled splashbacks, wash basin with mixer tap and low-level WC, heated towel rail.

Rear Garden - Raised mature garden, lawned with various shrubs, decked sun terrace and shed to rear.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £275,000

Property Type: Semi-detached house

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

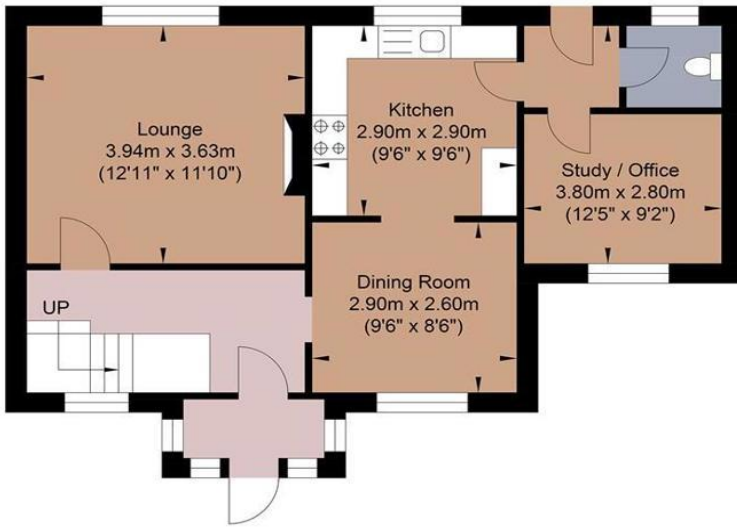
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

# Taunton Road



Ground Floor  
Approximate Floor Area  
553.15 sq ft  
(51.39 sq m)

First Floor  
Approximate Floor Area  
418.28 sq ft  
(38.86 sq m)

Approximate Gross Internal Area = 90.25 sq m / 971.44 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Taunton Road, Brighton, East Sussex, BN2 4JN

Contact your local branch today for more information on this property:

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