



### 3 bed terraced house to buy in

Milner Road, Brighton, East Sussex, BN2  
4BR

**£250,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Freehold Terraced House
- ✓ Sold Via 'Secure Sale'
- ✓ Immediate 'Exchange of Contracts' Available
- ✓ Three Bedrooms
- ✓ 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

Being Sold via Secure Sale Online Bidding  
Terms & Conditions apply  
Starting Bid £250,000

A mid-terrace house situated within a popular residential area with a generously sized south-facing garden and useful cellar/workshop. Requires general updating with lots of potential. The property is accessed at ground floor level comprising two bedrooms and a bathroom, and on the lower level there is a third bedroom, separate lounge, conservatory/dining area, kitchen and utility room, with the cellar/workshop being accessed from the garden. There is scope to reconfigure the current layout and extend into the loft space (subject to usual consents), ideal for those looking for a blank canvas to put their own stamp on. Close to local amenities and frequent buses into the city centre.

Approach - Footpath leads to street entrance, steps descend to front garden.

Entrance Hall - Wood laminate flooring, stairs to lower level, entrance to boarded loft with light and drop-down ladder - potential to convert (subject to usual consents).

Bedroom - Large window to front, fitted carpet.

Bedroom - Window to rear, fitted carpet, recessed airing cupboard.

Bathroom - Fully tiled walls, panel-enclosed bath with electric shower over, shower screen, vanity sink unit incorporating storage cupboards under, low-level WC.

Lower Ground Floor -

Kitchen - Range of units at eye and base level, worktops with tiled splashbacks, stainless steel sink with mixer tap, spaces for dishwasher and gas cooker with canopy extractor hood over, space and plumbing for washing machine under stairs. Window to conservatory.

Living Room - Wood laminate flooring, fireplace with electric flame-effect fire, opening through to:

Conservatory/Dining Area - Wood laminate flooring, wood panelled walls, built-in low-level cupboards, windows to rear, window to side plus door to rear garden.

Bedroom - Window to front, fitted carpet.

Utility Room - Wall-mounted 'Vaillant' combi boiler, fitted units at eye and base level with worktops over, fitted cupboards housing meters.

Rear Garden - South-facing, good sized, and overgrown with fenced boundaries. Access to twitten at the rear. Access to:

Cellar/Workshop - Some areas with restricted head height, previously in use as a workshop with work benches, power, light and running water.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £250,000

Property Type: Terraced 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



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>		77
(55-68) <b>D</b>	60	
(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	

Milner Road, Brighton, East Sussex, BN2 4BR

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

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