



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

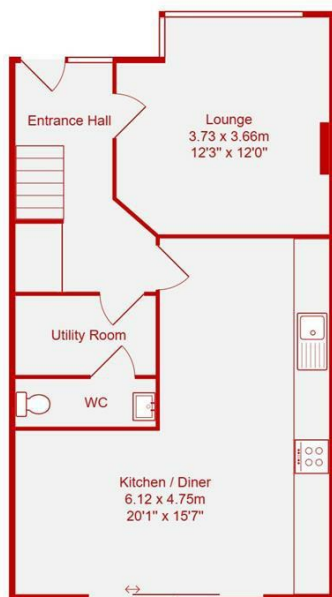
01273 00 99 66
coxandcohomes.co.uk



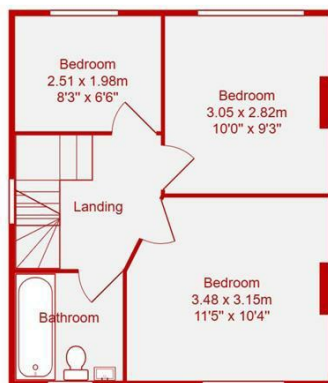
- Newly Refurbished Semi-Detached Family Home
- Separate Snug/Lounge
- Four Bedrooms
- Popular Location
- New Windows & Gas Central Heating
- Spacious Open Plan Kitchen & Family Room
- Large Rear Garden
- No Onward Chain
- Bifold Doors Overlooking Rear Garden
- Viewing Advised

Medmerry Hill, Brighton

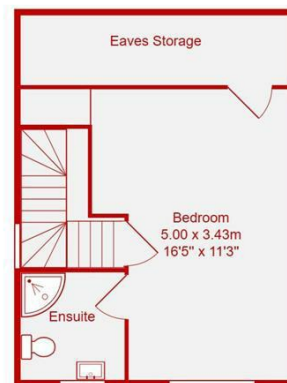
Price: £450,000 Freehold



Ground Floor
Area: 51.0 m² ... 549 ft²



First Floor
Area: 33.0 m² ... 355 ft²



Second Floor
Area: 23.0 m² ... 248 ft²



Total Area: 107.0 m² ... 1152 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only.

This beautifully renovated four-bedroom semi-detached home in Brighton's sought-after Medmerry Hill area offers contemporary living with no onward chain and immediate vacant possession. The ground floor welcomes you with a bright and inviting living room at the front, while the rear showcases a spacious open-plan kitchen and dining area.

Designed for family life and entertaining, this space features bifold doors that open onto a generous rear garden, seamlessly blending indoor and outdoor living. A separate utility room and a convenient WC complete this level.

Upstairs, the first floor hosts three well-proportioned, naturally lit bedrooms and a stylish, generously sized family bathroom. The top floor is dedicated to the impressive principal bedroom, which benefits from its own private ensuite.

Finished in neutral tones and enhanced with modern fixtures, this home provides a fresh and contemporary feel.

Located in a popular area, it is close to well-regarded schools, local amenities, and scenic rural walks. Excellent transport links offer easy access to Brighton City Centre.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 