

Amazing ECO house for sale, Brighton

This deceptively large quiet very light semi-detached four storey eco house finished in 2012 with approx 6 years left on the LABC buildings warranty is both a superb home and a wonderful lock up and leave.

Four proper double bedrooms (master approx 15'3x11'7) with full height windows on three floors, two bath/shower rooms with cloakroom on entrance floor, front to back living room (approx 25'11x15'3) and similar kitchen/dining/sitting room make it a spacious home with fabulous views over Brighton down to Worthing the sea and downs. Wonderful 180 degree sunsets and "New York" style night lights over Brighton.

Solar panels and underfloor heating with air heat source pump make this a VERY affordable home in terms of electricity bills with a FIT tariff returned to the house from subsidy. As a Level 4 build not only is the insulation from side to side exceptional but also from outside to inside. Double glazed throughout. No painting required for the whole outside of the house due to choice of building materials.



Top floor - two double bedrooms with shared bath/shower room and large storage cupboard.

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First floor - Master with full height triple windows and double bedroom with shared large shower room.

Second bedroom set up for either dressing room or large study - several double sockets, digital aerial, sky dish outside window.



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Lower ground floor - Large front to back living room with double full height doors onto the garden. Two storage cupboards.



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Entrance floor - Kitchen with integrated dishwasher and plumbing for washing machine, dining / sitting area with large full height windows and cloakroom with space for shoes and coats.



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Off street parking for one / two cars and free on street parking, outside purpose built rubbish/recycling storage and separate bike storage make this a very easy house to live in. The town garden is safe and easily maintained with no lawn and being south/south west facing has the added benefit of being light and sunny most of the day into the evening for outside socialising from the living room.

Council tax band D - Brighton and Hove

EPC excellent

Sky installed

Level 4 building code make this a wheel chair friendly home - all pre structural building work in place to install wheel chair lift for three floors of house with access to the garden and from parking space.

Kemp Town and Marina approx 6 minutes by car - Town Centre about the same

A 27/ A23 easily accessible

As are both Sussex and Brighton Universities

PRICE : £500,000 - 550,000 - NO CHAIN

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