

## Kimberley Road, Brighton, BN2 4EP

Approximate Gross Internal Area = 79.3 sq m / 853 sq ft

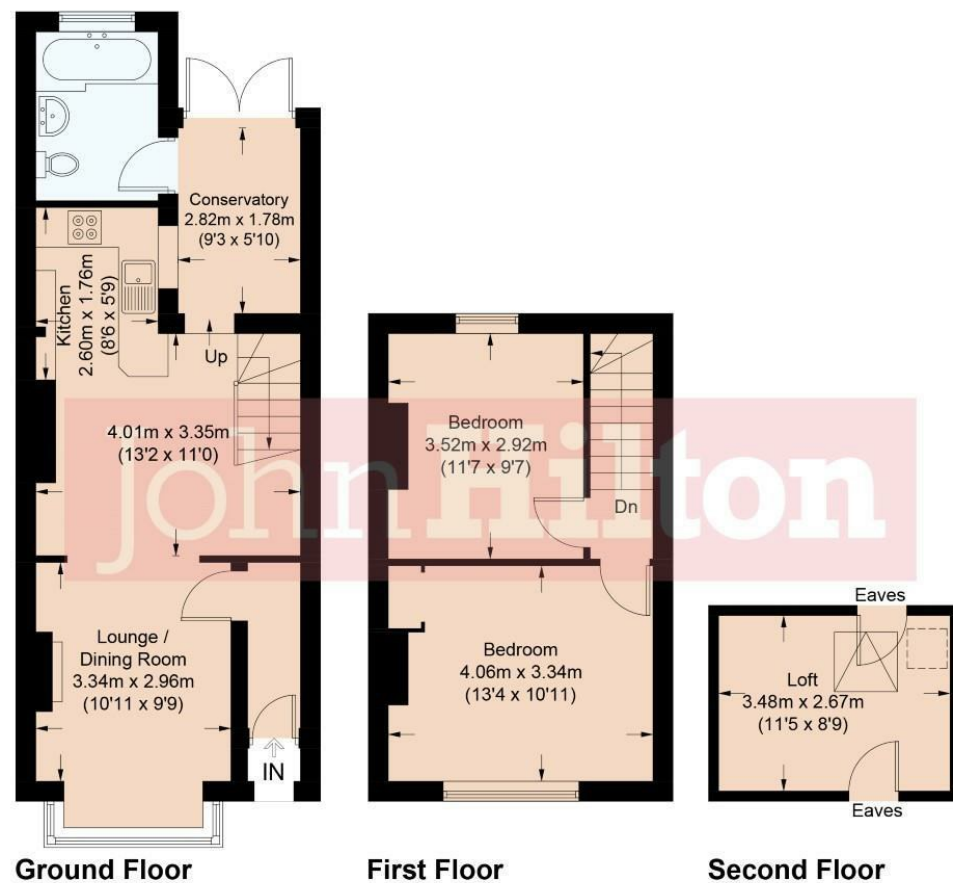


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024



Total Area Approx 855.00 sq ft

18 Kimberley Road, Brighton, BN2 4EP

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or sales@johnhiltons.co.uk

**Offers In Excess Of £385,000**  
**Freehold**





## 18 Kimberley Road Brighton, BN2 4EP

A delightful two bedroom mid-terrace Edwardian house, well-presented with very sociable open-plan living accommodation, and very large windows to the front which are a great source of natural light, as is the skylight in the kitchen. The property also has a conservatory (currently used as utility area) which leads to the garden and a very useful boarded loft space with Velux window which would be ideal for a home office or study. Attractive lawned rear garden with small fruit trees, which is not overlooked, and panoramic views at the front. Situated in a popular residential area with easy access to the city centre and Brighton Station and close to local amenities on Lewes Road. Ideal first time buy or second step up the ladder.



### Approach

Steps ascending to front door, raised lawned front garden with walled boundaries.

### Entrance Hall

Wood laminate flooring, door into:

### Open-Plan Lounge/Diner/Kitchen:

#### Lounge Area

3.34m x 2.96m (10'11" x 9'8")  
Large square bay window to front, feature fireplace, wood laminate flooring extends through archway to:

#### Dining Area

4.01m x 3.35m (13'1" x 10'11")  
Open staircase to first floor and step up to:

#### Kitchen

2.60m x 1.76m (8'6" x 5'9")  
Range of units at eye and base level with solid wood worktops and tiled splashbacks, stainless steel sink with mixer tap and drainer, space for cooker, tiled floor and skylight.

### Conservatory/Utility Area

2.82m x 1.78m (9'3" x 5'10")  
Spaces for appliances, tiled floor, French doors open onto rear garden.

### Bathroom

White suite (installed 2022) comprising panel-enclosed bath with tiled surround, raised shower head, hand-held shower attachment on riser and shower screen, wash basin incorporating storage drawers below, and low-level WC. Heated towel rail and 'Worcester' combi boiler.

### First Floor Landing

Ladder access to:

### Boarded Loft

3.48m x 2.67m (11'5" x 8'9")  
Fully boarded with Velux window, power, light and further eaves storage to front and rear.

### Bedroom

4.06m x 3.34m (13'3" x 10'11")  
Large window to front with panoramic views, hanging and shelving space into recess with cupboard above.

### Bedroom

3.52m x 2.92m (11'6" x 9'6")  
Window to rear, overlooking garden.

### Rear Garden

Mainly laid to lawn with flower borders, patio area to rear and walled boundaries. Small trees including apple, pear and plum.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band: **C**

- Attractive Edwardian Two Bed House
- Well-Presented Accommodation
- Useful Boarded Loft with Velux Window
- Sociable Open-Plan Living Accommodation
- Lots of Natural Light
- Conservatory / Utility Area
- New Bathroom in 2022
- Lawned Rear Garden
- Popular Residential Area
- Close to Local Amenities