

JohnHilton

JohnHilton

Est 1972



Total Area Approx 1280.91 sq ft

34 Dudley Road, Brighton, BN1 7GN

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

Guide Price £575,000-£600,000
Freehold

view all our properties at:
www.johnhiltons.co.uk



Zoopla

onTheMarket.com

rightmove.co.uk
The UK's number one property website

PrimeLocation.com



34 Dudley Road Brighton BN1 7GN

*** GUIDE PRICE £575,000-£600,000 ***

An attractive terraced house offering spacious accommodation, modern fitted kitchen open-plan to the living area, and loft conversion providing two extra bedrooms plus shower room. Currently rented until 01/09/25 at £3,770 pcm or £45,240 per annum as a six bedroom HMO, but alternatively could easily revert to a spacious family home.

Popular residential area for families, located within the catchment area of highly regarded primary and secondary schools, plus easy access to Brighton and Sussex Universities and also the city centre.



Entrance Hall

Open-Plan Kitchen/Living Room
3.40m x 3.64m (11'1" x 11'11")

Separate WC

Bedroom
3.58m x 4.48m (11'8" x 14'8")

FIRST FLOOR:

Bedroom
3.59m x 3.67m (11'9" x 12'0")

Bedroom
2.26m x 3.64m (7'4" x 11'11")

Bedroom
2.43m x 2.45m (7'11" x 8'0")

Bathroom

SECOND FLOOR:

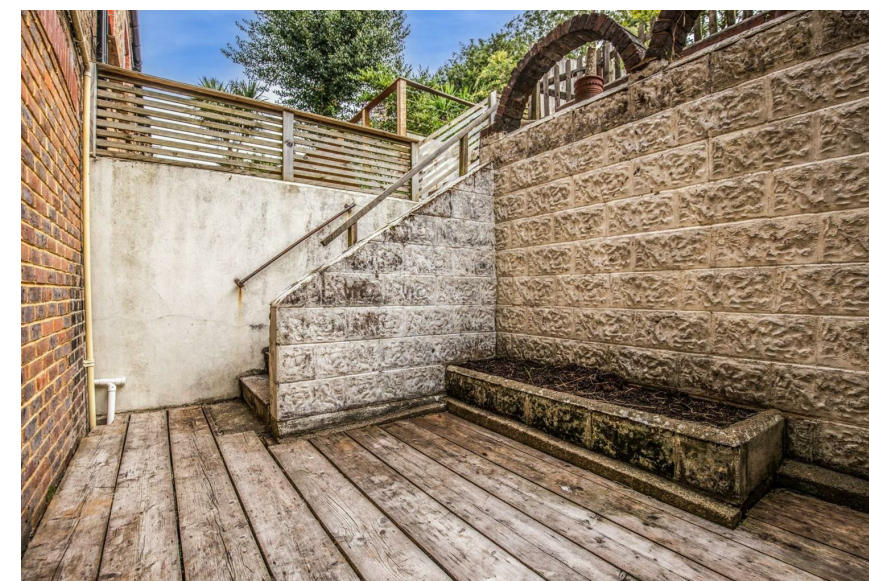
Bedroom
5.43m x 2.92m (17'9" x 9'6")

Bedroom
2.66m x 2.75m (8'8" x 9'0")

Bedroom
2.61m x 2.45m (8'6" x 8'0")

Shower Room

Rear Patio & Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	87
(81-91) B		
(69-80) C		
(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

Council Tax Band: **C**

- 1920s Terraced House
- Substantial & Versatile Accommodation
- Let Until 01/09/25 at £3,770pcm / £45,240 Per Annum
- Licenced Six-Bed HMO Property
- Would Easily Revert to a Family Home
- Modern Fitted Kitchen
- Two Shower Rooms Plus Separate WC
- Popular Residential Area
- Close to Fiveways
- NO ONWARD CHAIN