John **Hilton**

JohnHilton

Est 1972

Carlyle Street, Brighton BN2 9XW

Approximate Gross Internal Area = 123.7 sq m / 1331 sq ft





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

First Floor

Ground Floor



Total Area Approx 1331.00 sq ft

38 Carlyle Street, Brighton, BN2 9XW

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 £550,000-£575,000 Freehold





Second Floor







Bedroom

4.32 x 2.34

(14'2 x 7'8)

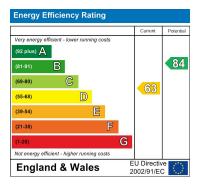
Lower Ground Floor







*** GUIDE PRICE £550,000-£575,000 *** John Hilton'lls are pleased to be able to offer as sole agent this well-presented, end-of-terrace Victorian Townhouse in Hanover which is arranged as a six bedroom HMO. Currently part-let at £2,950 pcm with a full capacity potential income of £4,575 pcm including bills. Surprisingly spacious accommodation is arranged over four floors from lower ground floor to converted attic which benefits from widespread views towards the sea! There are two shower rooms and a recently well-fitted modern kitchen/living space. The property is ideally located for ease of access into the city centre with regular transport



Council Tax Band: C

Situated in Popular HANOVER

- Six Bedroom HMO
- Four Storey Townhouse
- End of Terrace
- Bathroom & Two Shower Rooms
- Refitted Kitchen
- Utility Area
- Convenient Location
- Excellent Transport Links
- Good Decorative Order

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ApproachSmall frontage with brick wall to front, obscure double glazed front door.

Ground Floor Entrance Hall

Stairs ascend to rear half landing and stairs descend to lower ground floor. Radiator, wood laminate flooring.

Bedroom 3.46m x 3.14m (11'4" x 10'3")

Double glazed bay window to front, radiator, wood laminate

Bedroom 3.23m x 2.89m (10'7" x 9'5")

Double glazed window to rear, radiator, ceramic tiled floor.

Rear Half LandingObscure double glazed door with cat flap, stairs descend to lower ground level and door opens into:

Bathroom
Obscure double glazed window to side, white bathroom suite comprising panel-enclosed bath with mixer taps and handheld shower attachment on riser, pedestal wash hand basin, low-level WC, fully tiled surround and tiled floor.

Lower Ground Floor Landing Doors into both bedrooms.

Bedroom 3.54m x 3.28m (11'7" x 10'9") Double glazed window to rear, radiator, built-in storage cupboard and chimney recess shelving.

4.32m x 2.34m (14'2" x 7'8")

Domed skylight to front, radiator, built-in wall-mounted

First Floor Half Landing

Shower RoomDouble glazed window to rear, vanity wash hand basin with storage under and mirrored wall-mounted bathroom cabinet over, shower enclosure with glass shower screen and thermostat shower, low-level WC, built-in cupboard housing Worcester' combi boiler, vinyl floor.

First Floor Landing
Doors into bedroom and kitchen/living space.

Bedroom 3.24m x 2.90m (10'7" x 9'6") Double glazed window to rear, radiator.

Kitchen/Living Space 4.52m x 3.08m (14'9" x 10'1")

Double glazed bay window to front and wood effect laminate flooring. Modern fitted kitchen comprising matching wall and base units to include a central island providing seating area. Laminate work surfaces with black metro tiled splashback extend to include four-ring ceramic hob with electric oven under and extractor over, single bowl stainless steel sink with mixer tap, under-counter space for fridge and freezer, additional freestanding tall fridge freezer set into alcove with further kitchen cabinets.

Second Floor Half Landing Space and plumbing for washing machine and tumble dryer.

Second Floor LandingDoors into bedroom and shower room.

Bedroom

5.13m x 4.40m (16'9" x 14'5")

Dual aspect bedroom with double glazed skylight to front, radiator, laminate flooring, storage recess, further double glazed window to rear offering views over the city towards the sea.

Shower RoomShower enclosure with thermostat shower, hand-held shower attachment on riser, extractor fan, tiled surround, wall-mounted wash hand basin, vinyl floor.

GardenWest-facing rear garden with timber fencing to all sides and concrete patio area.







