

Hodshrove Road, Brighton, BN2 4RW

Approximate Gross Internal Area = 70.4 sq m / 758 sq ft

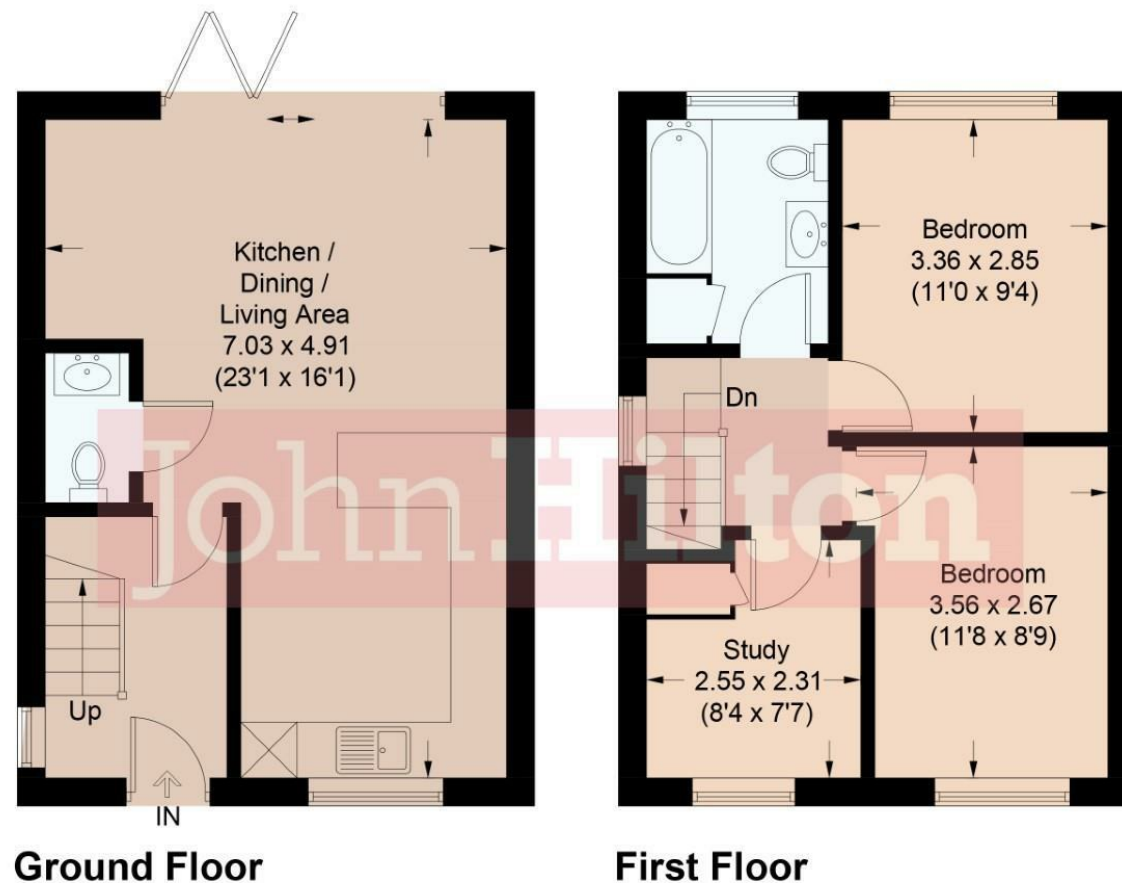


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 758.00 sq ft

1a Hodshrove Road, Brighton, BN2 4RW

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£400,000 Freehold



1a Hodshrove Road Brighton, BN2 4RW

Rare to find in this location, a newly built detached house which has been finished to a high specification with a 10-year building warranty, solar panels, Hive Smart Heating and heavily insulated, meeting the most current building standards for energy efficiency. Internally, the property is finished in modern neutral tones with open-plan living and bi-fold doors connecting to the west-facing garden - approx. 18m or 59ft in length with sun terrace. Upstairs there are two double bedrooms and a study, ideal for those who work from home, and a contemporary bathroom with matt black sanitaryware. Situated in a popular residential area within easy reach of the Lewes Road, with easy access to Moulsecomb Station, the universities and bus routes with frequent services into the city centre. Ideal first time buy, being sold with no onward chain.



Approach

Newly paved steps descending to newly paved front garden, with raised bed stocked with shrubs, railway sleeper retaining dwarf wall, fenced and hedged boundaries, and side access to rear.

Entrance Hall

Herringbone-style flooring, side window, stairs ascend to first floor, understairs storage area.

Ground Floor WC

Tile-effect flooring, low-level WC, wash hand basin with matt black sanitaryware and heated towel rail.

Open-Plan Kitchen/Dining/Living Area:

7.03m x 4.91m (23'0" x 16'1")

Kitchen

Stylish fitted kitchen with units at eye and base level, concealed downlighters, square-edge worktops with breakfast bar overhang, inset enamel sink with mixer tap, built-in oven, induction hob with canopy extractor hood over, integrated dishwasher, washing machine and fridge freezer, window to front.

Living/Dining Area

Herringbone-style flooring, vertical column radiator, bi-fold doors leading to rear garden.

First Floor Landing

Side window, newly fitted carpet, entrance to insulated loft.

Bedroom

3.36m x 2.85m (11'0" x 9'4")
Window to rear with views towards Wild Park and surrounding area, newly fitted carpet.

Bedroom

3.56m x 2.67m (11'8" x 8'9")
Window to front, newly fitted carpet.

Study

2.55m x 2.31m (8'4" x 7'6")
Window to front, built-in storage cupboard, newly fitted carpet.

Bathroom

Tiled walls and flooring, panel-enclosed bath with mixer tap, shower head over plus hand shower on riser, shower screen, wash basin with mixer tap incorporating storage below, low-level WC and heated towel rail, all finished with matt black sanitaryware. Built-in linen cupboard housing combi boiler.

Garden

Paved terrace area with steps descending to garden with fenced boundaries.



- New Build Detached House
- 10-Year Building Warranty
- High Spec Interior
- Solar Panels & Hive Smart Heating
- High Levels of Insulation
- Modern Open-Plan Living
- Kitchen with Integrated Appliances
- Two Bedrooms Plus Study
- Luxury Bathroom plus Ground Floor WC
- Generously Sized West-Facing Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(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:
New Build