

Baden Road, Brighton, BN2 4DP

Approximate Gross Internal Area = 105.7 sq m / 1138 sq ft

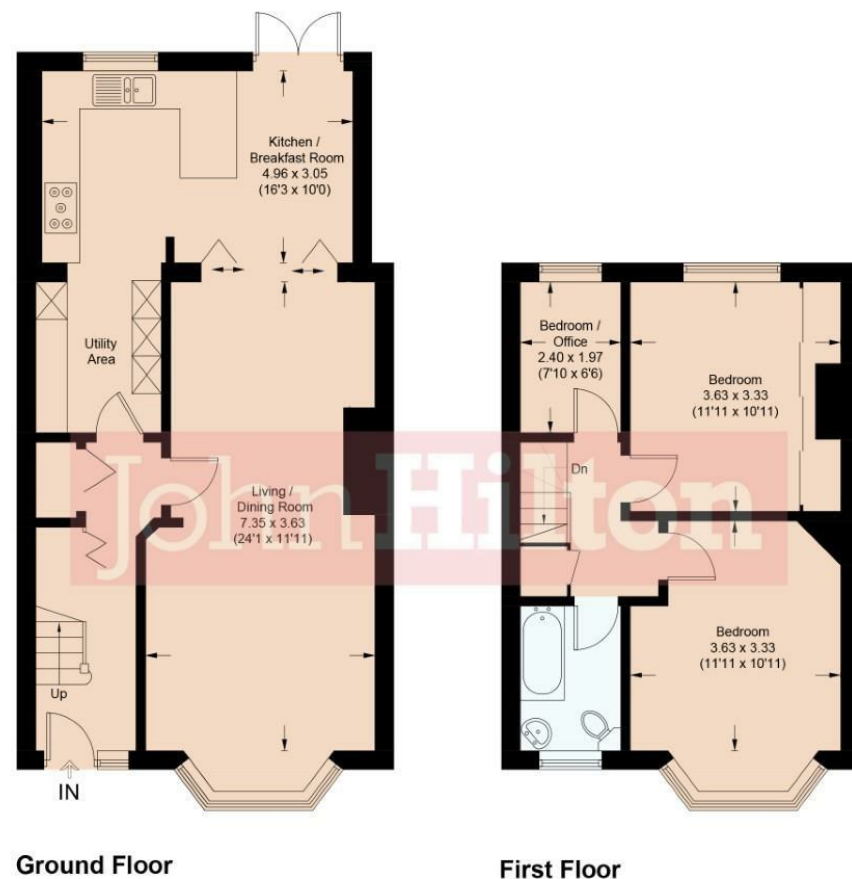


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 1138.00 sq ft

32 Baden Road, Brighton, BN2 4DP

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Offers In The Region Of £425,000
Freehold



32 Baden Road, Brighton, BN2 4DP

An extended, three bedroom, end-of-terrace, bay-fronted 1930s family home which enjoys an elevated position with wonderful widespread views in the increasingly popular Coombe Road district of Brighton. Internally the property is considered to be in great decorative condition throughout and well-proportioned accommodation comprises a spacious lounge-dining room that connects to a generous kitchen-breakfast room which occupies the entire full-width rear extension and connects to a well-equipped utility area. To the first floor there are two comfortable double bedrooms with generous storage alongside a third bedroom which our vendors use as their study, and the family bathroom. A wonderful family-orientated garden reaches out to the rear offering a contained patio area which is attractively laid to paving and a good sized lawned garden with outside shed and a summer house which captures the last of the evening sunshine. The property is served by a bus service into Brighton's vibrant city centre and is well positioned for charming downland walks and nearby supermarkets.



Approach

Front garden laid to loose bark, low timber fence to front with timber gate, steps up to covered entrance with double glazed door and side panel. Alleyway serving access to rear.

Entrance Hall

Stairs ascend to first floor landing with built-in shelving under, full-height storage cupboard with shelving, covered radiator.

Living/Dining Room

7.35m x 3.63m (24'1" x 11'10")

Double glazed bay window to front fitted with plantation style shutters, wood laminate flooring, two covered radiators, built-in floating shelving, and bi-folding door shutters opening into:

Kitchen/Breakfast Room

4.96m x 3.05m (16'3" x 10'0")

A range of matching wall and base units, roll-edge work surfaces extend to include stainless steel sink with drainer and mixer tap, breakfast bar area for three stools, 'Cuisinmaster' range cooker with three ovens, grill and induction hob with glass splashback and chimney-style extractor over. Vinyl floor extends through to utility area fitted with large unit comprising display fronts and cupboards under, space and plumbing for dishwasher, washing machine and tumble dryer. Double glazed French doors with fitted roller blind open onto patio and a double glazed window overlooks rear garden.

First Floor Landing

Hatch offering access to insulated loft space with light and pull-down ladder, cupboard with shelving.

Bathroom

Obscure double glazed window to front. White bathroom suite comprising panel-enclosed bath with mixer tap and hand-held shower attachment over, corner pedestal wash hand basin with mixer tap, and corner low-level WC. Part-tiled surround and vinyl floor.

Bedroom

3.63m x 3.33m (11'10" x 10'11")

Double glazed bay window to front with plantation shutters offering elevated widespread views towards the sea, wardrobes with hanging space and radiator.

Bedroom

3.63m x 3.33 (11'10" x 10'11")

Double glazed window to rear with fitted plantation shutters, fitted wardrobes with hanging and shelving, radiator.

Bedroom

2.40m x 1.97m (7'10" x 6'5")

Double glazed window to rear.

Rear Garden

Low-level patio area with gate to side, further gate to steps ascending to raised lawned garden with timber shed and further paved patio area to the rear with summer house. Fenced boundaries.



- Extended End-of-Terrace
- Three Bedrooms
- 1930s Family Home
- Good Sized Rear Garden
- Elevated Widespread Views
- Through Lounge-Dining Room
- Kitchen-Breakfast Room & Utility
- Potential for Loft Conversion
- Ample Storage
- Local Bus Service

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	84
(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**