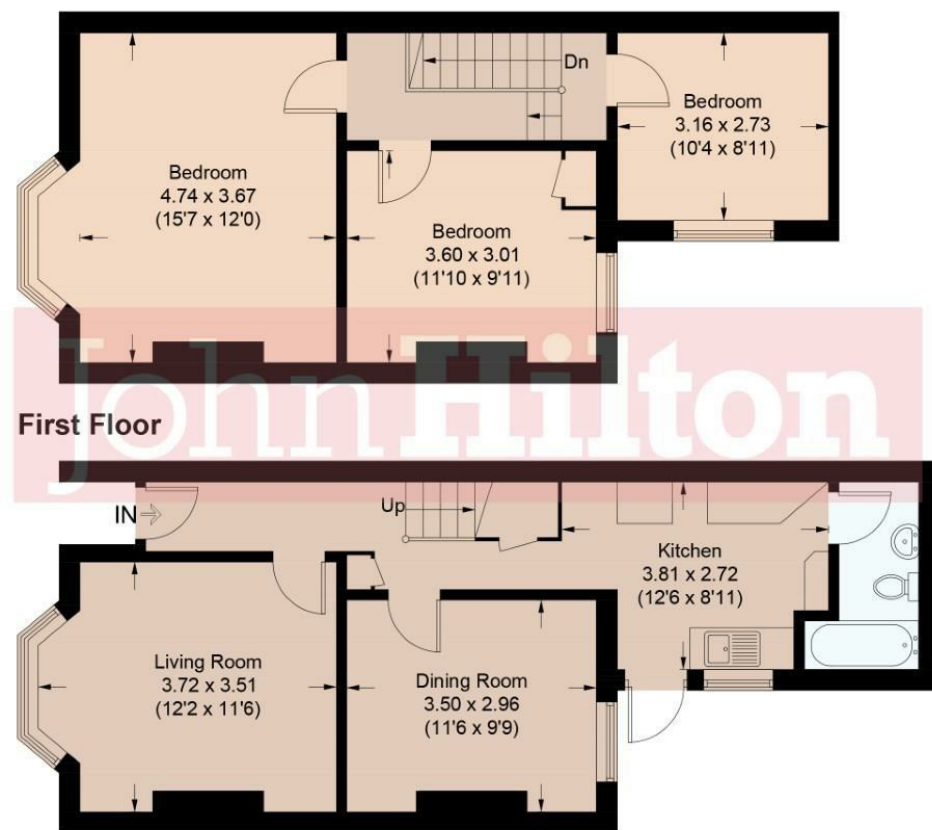


## Normanton Street, Brighton BN2 3AT

Approximate Gross Internal Area = 93.4 sq m / 1005 sq ft



First Floor

Ground Floor

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



JohnHilton

Total Area Approx 1005.00 sq ft

1 Normanton Street, Brighton, BN2 3AT

To view, contact John Hilton:  
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01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

**£525,000 Freehold**





## 1 Normanton Street Brighton, BN2 3AT

An attractive end-of-terrace period property located in a popular residential area just off the lower end of Elm Grove, slightly north of Hanover. The accommodation consists of three bedrooms and two reception rooms and is ready to move into - a blank canvas with scope to put your own stamp on. There is further potential for a loft conversion (subject to usual consents) and the property benefits from an L-shaped patio garden with side access from Agnes Street. A popular area for professionals and young families, within close proximity of highly regarded local schools. Within easy reach of Brighton Station, the seafront and everything Brighton has to offer. No onward chain.

### Approach

Walled front garden with artificial grass. Steps and footpath leading to front entrance.

### Entrance Hall

Wood laminate flooring, understairs storage cupboard, additional cupboard housing gas and electric meters.

### Living Room

3.72m x 3.51m (12'2" x 11'6")  
Wood laminate flooring, bay window to front.

### Dining Room

3.50m x 2.96m (11'5" x 9'8")  
Wood laminate flooring, window to rear.

### Kitchen

3.81m x 2.72m (12'5" x 8'11")  
Range of units at eye and base level, worktops and mini breakfast bar with metro tiled splashbacks. Stainless steel sink with mixer tap and drainer, spaces for appliances. Tiled floor, UPVC double glazed door to rear garden.

### Bathroom

Panel-enclosed bath with electric shower over (untested), wash basin, low-level WC, fitted mirror, part-tiled walls and tiled floor.

### First Floor Landing

Split-level, fitted carpets, entrance to loft with potential to convert (subject to usual consents).

### Bedroom

4.74m x 3.67m (15'6" x 12'0")  
Bay window to front, fitted carpet.

### Bedroom

3.60m x 3.01m (11'9" x 9'10")  
Window to rear, fitted carpet, fitted corner cupboard, wall-mounted combi boiler.

### Bedroom

3.16m x 2.73m (10'4" x 8'11")  
Window to side, fitted carpet.

### Rear Garden

Side return, two steps ascending to paved patio plus decking area. Walled boundaries, gated side access to Agnes Street.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(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**

- Attractive Period Property
- End-of-Terrace
- Three Bedrooms / Two Receptions
- Recent Extensive Damp Proofing Works with Guarantee
- L-Shaped Patio Garden
- Scope for Cosmetic Improvement
- Loft Conversion Potential (Subject to Consents)
- Popular Residential Area
- Close to Highly Regarded Local Schools & Amenities
- NO ONWARD CHAIN