# John **Hilton**

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Est 1972

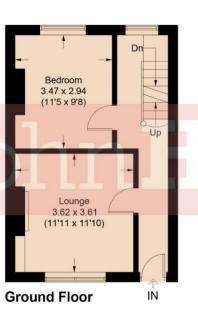
# Islingword Street, Brighton, BN2 9UR

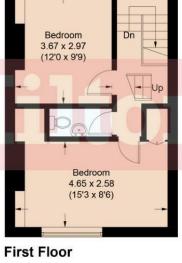
Approximate Gross Internal Area = 117.4 sq m / 1263 sq ft Store = 2.8 sq m / 30 sq ft Total = 120.2 sq m / 1293 sq ft

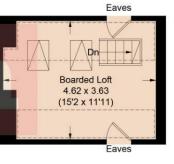




**Lower Ground Floor** 







Second Floor

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



Total Area Approx 1263.00 sq ft

39 Islingword Street, Brighton, BN2 9UR

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

Offers In The Region Of £500,000 Freehold









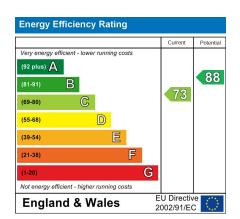












Council Tax Band: C

- Within the Heart of Hanover
- Three Bedroom Townhouse
- Arranged Over Three Levels
- Useful Boarded Loft with Velux Windows
- Stunning Views at the Rear
- West-Facing Garden
- Homely Vibe
- Bathroom Plus Additional WC
- Popular Residential Area
- Close Proximity to the City Centre

# 39 Islingword Street **Brighton, BN2 9UR**

Situated in the heart of the Hanover community, a delightful three-bedroom townhouse with westdelightful three-bedroom townhouse with westfacing rear garden, arranged over three levels with
useful boarded loft with Velux windows (an ideal
home office) and delightful panoramic views of the
city at the rear. The accommodation has a lot of
rustic charm and consists of three good sized
bedrooms, separate lounge with period fireplace,
family sized kitchen/diner, utility room, bathroom
plus an additional WC on the first floor. The property
retains some nice features such as stripped original
internal doors, natural wood floors to the hallway
and staircases and the windows at the front have
been replaced with double glazed sash windows. A
very homely feel in a popular location for
professionals and young families, being in close
proximity to highly regarded St Luke's School, Queens
Park and within easy walking distance of Brighton Park and within easy walking distance of Brighton Station, the seafront and the city centre. Vendor is

# **Entrance Hall**

Natural wood floors with stairs leading to the upper and lower

**Lounge** 3.62m x 3.61m (11'10" x 11'10")

Wood laminate flooring with double glazed sash windows to the front. Period fireplace with wood surround and tiled hearth.

3.47m x 2.94m (11'4" x 9'7")

Window to rear and fitted carpet.

# **LOWER GROUND FLOOR:**

**Kitchen/Diner** 5.15m x 4.74m (16'10" x 15'6")

Painted concrete flooring with a range of units at both eye and base level. Worktops with tiled splashbacks include fitted oven and gas hob with canopy extractor hood over, space and plumbing for dishwasher, stainless steel sink with mixer tap and drainer. Recessed cupboard to chimney breast plus an additional fitted cupboard along with a built-in cupboard with plumbing for washing machine. Glazed door to rear garden.

Eye and base level units with worktops and space for a fridge-

# **Bathroom**

Panel-enclosed bath with mixer tap and mains shower with hand shower on riser, tiled surround, wash basin with mixer tap and low-level WC. Double glazed sash window to window well

# FIRST FLOOR LANDING:

Fitted carpet and timber paddle steps to access boarded loft which measures  $4.62 \text{m} \times 3.63 \text{m} (15'2 \times 11'11)$  with Velux windows to the rear providing westerly panoramic views across the city along with built-in eaves cupboards.

# Bedroom

3.67m x 2.97m (12'0" x 9'8") Carpeted with window to rear offering westerly panoramic views across the city.

# Bedroom

4.65m x 2.58m (15'3" x 8'5") Painted wood floor with double glazed sash window to front.

Wash basin with mixer tap and low-level WC with concealed cistern. Mosaic-tiled splashbacks with fitted shelving.

West-facing with paved sun terrace and lawn with flower borders plus small shrubs and trees including cordyline, apple, fig and olive. Outside store.







