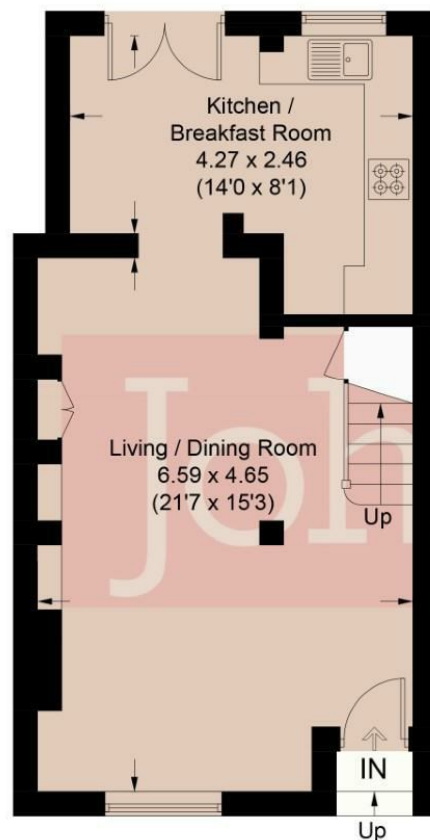


## Picton Street, Brighton, BN2 3AP

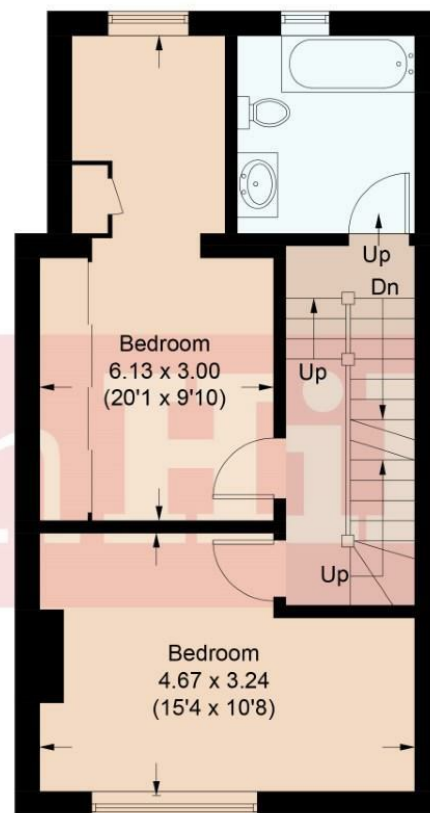
Approximate Gross Internal Area = 112.1 sq m / 1207 sq ft  
(Including Eaves)



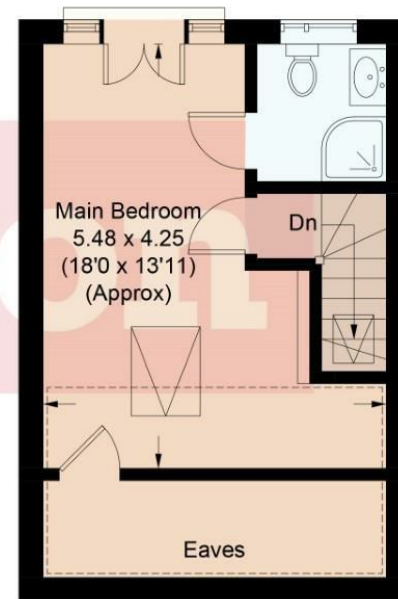
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

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



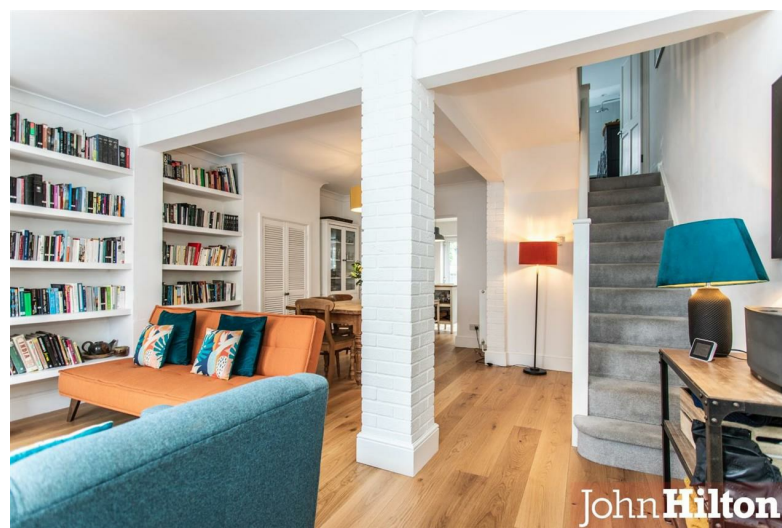
Total Area Approx 1207.00 sq ft

12 Picton Street, Brighton, BN2 3AP

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](mailto:sales@johnhiltons.co.uk)

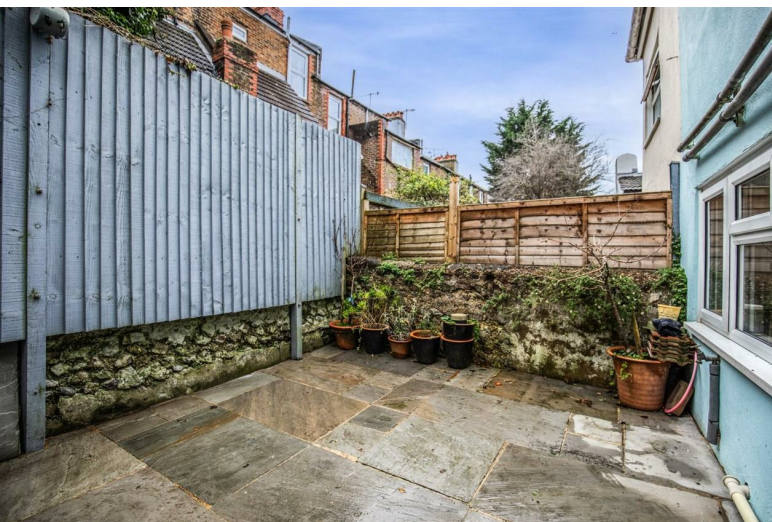
## Offers In Excess Of £550,000 Freehold





## 12 Picton Street, Brighton, BN2 3AP

A delightful older style three double bedroom terraced house situated in a pleasant cul-de-sac within a popular residential area, with direct access at the end of the road to William Clarke Park, known locally as "The Patch". The property has benefitted from a loft conversion providing a master bedroom with en-suite and Juliette balcony, plus a two storey extension to the rear offering spacious family-sized accommodation. The well-presented interior is finished in modern neutral tones with predominantly wood floorings. Open-plan living space flows through to a full-width kitchen/breakfast room with French doors leading to the patio garden. The stylish main bathroom was upgraded in 2020 with patterned tiled flooring, and the extended rear bedroom to the first floor has potential for a further en-suite or dressing room. Convenient location with easy access to the city centre and Brighton mainline station and close to highly regarded local schools, ideal for those looking for a spacious family home.



### Approach

Two tiled steps up to covered entrance.

### Open-Plan Living/Dining Room

6.59m x 4.65m (21'7" x 15'3")

Window to front, engineered oak flooring, period feature fireplace with tiled hearth, recessed fitted bookshelves, downstairs storage cupboard plus further storage cupboard. Opening through to:

### Kitchen/Breakfast Room

4.27m x 2.46m (14'0" x 8'0")

Fitted kitchen with a range of units at eye and base level, wooden worktops and metro tiled splashbacks. Ceramic sink with mixer tap and drainer, built-in oven and hob with retractable extractor hood over, integrated dishwasher and spaces for washing machine and fridge-freezer. Space for breakfast table, engineered oak flooring, window to rear and French doors leading to garden.

### First Floor Landing

Split-level with solid wood lacquered flooring. Door to bathroom on half-landing and stairs to second floor with storage area under.

### Bathroom

Feature patterned tile flooring. Wood panel-enclosed bath with raised shower head over plus hand shower attachment, shower screen and tiled surround. Vanity unit incorporating inset wash basin and storage cupboards below, low-level WC and heated towel rail. Obscure glazed window to rear.

### Bedroom

4.67m x 3.24m (15'3" x 10'7")

Window to front, solid wood lacquered flooring.

### Bedroom

6.13m x 3.00m (20'1" x 9'10")

Solid wood lacquered flooring, fitted wardrobes with sliding mirrored doors, extended section to rear with window overlooking rear garden and built-in cupboard housing 'Vaillant' combi boiler. Potential to make this an en-suite or dressing room.

### Second Floor Mini Landing

Velux window and door into:

### Master Bedroom

5.48m x 4.25m approx (17'11" x 13'11" approx)

Velux window to front, French doors to rear with floor-to-ceiling windows either side and Juliette balcony, eaves storage.

### En-Suite Shower

Curved glass shower enclosure with raised shower head plus hand-held shower attachment on riser and tiled surround, vanity unit incorporating inset wash basin with mixer tap and built-in cupboard below, low-level WC, heated towel rail. Obscure glazed window to rear.

### Rear Garden

Paved patio with walled and fenced boundaries.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>	75	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band: **C**

- Spacious Family-Sized House
- Arranged Over Three Levels
- Three Double Bedrooms
- Master Bedroom with En-Suite
- Two Storey Rear Extension
- Open-Plan Living
- Modern Interior
- Cul-de-Sac Location with Access to William Clarke Park
- Close to Highly Regarded Schools
- Easy Access into City Centre & Brighton Station