

Ladysmith Road, Brighton, BN2 4EH

Approximate Gross Internal Area = 83.0 sq m / 893 sq ft

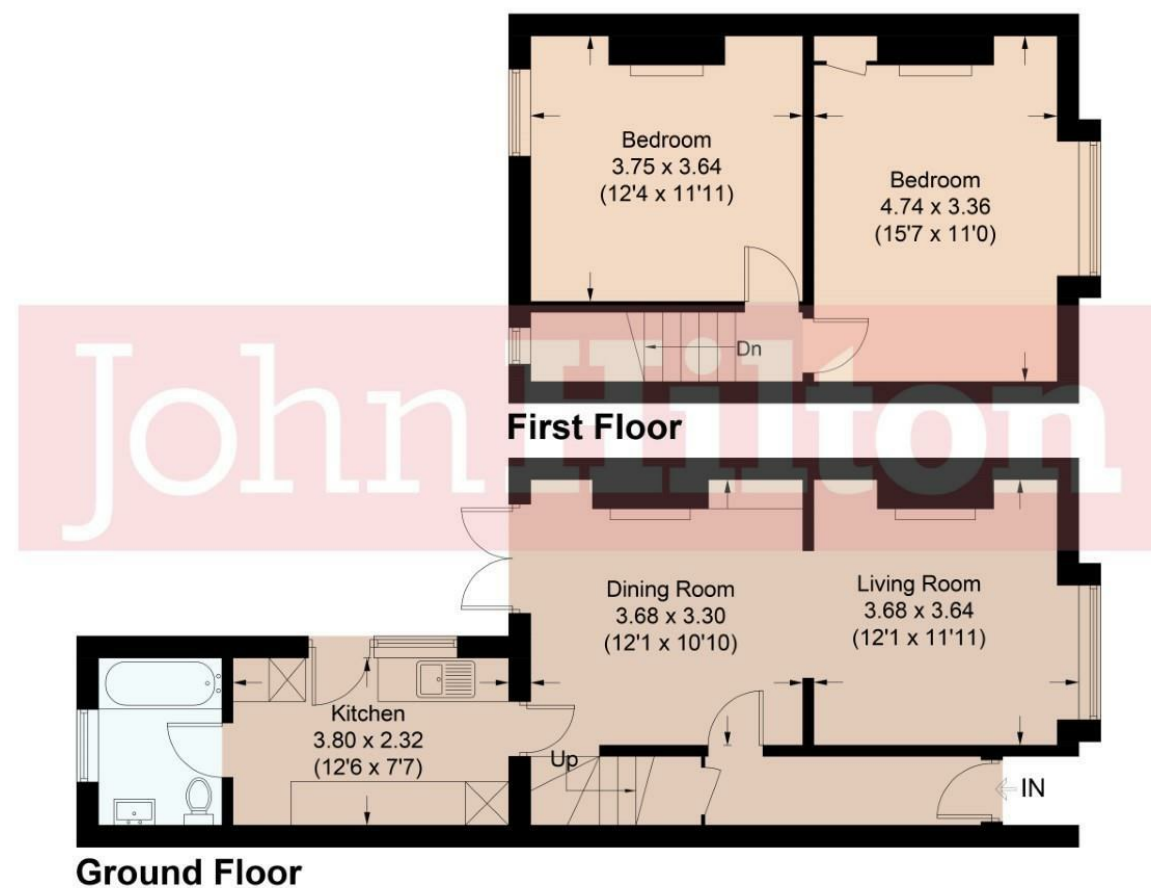


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 893.00 sq ft

79 Ladysmith Road, Brighton, BN2 4EH

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Guide Price £400,000-£425,000
Freehold



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79 Ladysmith Road, Brighton, BN2 4EH

*** GUIDE PRICE £400,000-£425,000 ***

John Hilton's are delighted to be able to offer as sole selling agent this incredibly charming, two double bedroom, early 20th Century cottage, conveniently positioned on the increasingly popular Ladysmith Road. The property has been beautifully renovated by its current considerate owner and offers a hassle-free, turn-key purchase for those seeking a period property in a surprisingly quiet yet central location. Internally, accommodation is beautifully presented boasting an array of period features to include cast iron fireplaces, exposed timber floorboards and original timber panelled internal doors. Great attention to detail has been taken with the beautifully refitted contemporary kitchen with integrated appliances alongside the refitted luxurious shower room. Our vendor informs us that the boiler and electrics have also been updated within the last three years. The front garden allows the opportunity for bicycle storage and a good size, low-maintenance garden reaches out to the rear which is fully enclosed with stylish bamboo fencing and offers a cozy feel with covered seating area.

Approach

Front garden laid to slate shingle with mature Yucca tree, steps up to covered entrance with obscure double glazed door.

Entrance Hall

High-level cupboard housing electric consumer unit, shelved storage cupboard, exposed timber floorboards.

Dual Aspect Lounge-Diner:

Lounge Area

3.68m x 3.64m (12'0" x 11'11")
Double glazed bay window to front with ornate column-style radiator under, feature fireplace with cast iron surround and stone hearth. Exposed timber floorboards extend through opening into:

Dining Area

3.68m x 3.30m (12'0" x 10'9")
Double glazed French doors opening onto garden, built-in floating shelving in alcove, ornate column-style radiator, stairs ascend to first floor with large understairs storage cupboard.

Kitchen

3.80m x 2.32m (12'5" x 7'7")
Double glazed window to side with door opening onto rear garden. Modern high-gloss fitted kitchen including integrated dishwasher, tall tower unit housing combi boiler, wine chiller and deep pan soft-closing drawers, space and plumbing for washing machine and tall standing fridge-freezer, and tall tower unit housing three ovens. Solid oak work surfaces extend to include a four-ring gas hob with extractor over, single bowl sink with drainer and mixer tap, ceramic tiled floor.

Shower Room

Large walk-in shower enclosure with low-profile tray and fully tiled surround, thermostat shower with rainfall shower head over and hand-held shower attachment on riser. Wash hand basin set into drawer unit, low-level WC, heated towel rail, ceramic tiled floor and obscure double glazed window to rear.

First Floor Landing

Single glazed window into stairwell, hatch to loft space, exposed timber floorboards.

Bedroom

4.74m x 3.36m (15'6" x 11'0")
Double glazed window to front with ornate column-style radiator under, feature cast iron fireplace with stone hearth, original built-in cupboard, exposed timber floorboards.

Bedroom

3.75m x 3.64m (12'3" x 11'11")
Double glazed window to rear offering far-reaching views over rear garden towards Wild Park, feature cast iron fireplace with stone hearth, exposed timber floorboards.

Rear Garden

Side return laid to slate shingle with stepping stones up to main garden, feature bamboo privacy screening, low-level planters housing bay trees and banana plant, area laid to slab paving, feature full-width timber-built covered seating area, outside water tap.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(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: **B**

- Mid-Terrace Period Property
- Two Double Bedrooms
- Dual Aspect Lounge/Diner
- Re-Fitted Contemporary Kitchen
- Re-Fitted Luxury Shower Room
- Array of Period Features
- Increasingly Popular Location
- Rear Garden with Covered Seating Area
- Updated Boiler & Electrics
- Open Working Fire