

## Park Road, Coldean, Brighton, BN1 9AB

Approximate Gross Internal Area = 93.3 sq m / 1004 sq ft  
Garage = 18.7 sq m / 201 sq ft  
Total = 112.0 sq m / 1205 sq ft

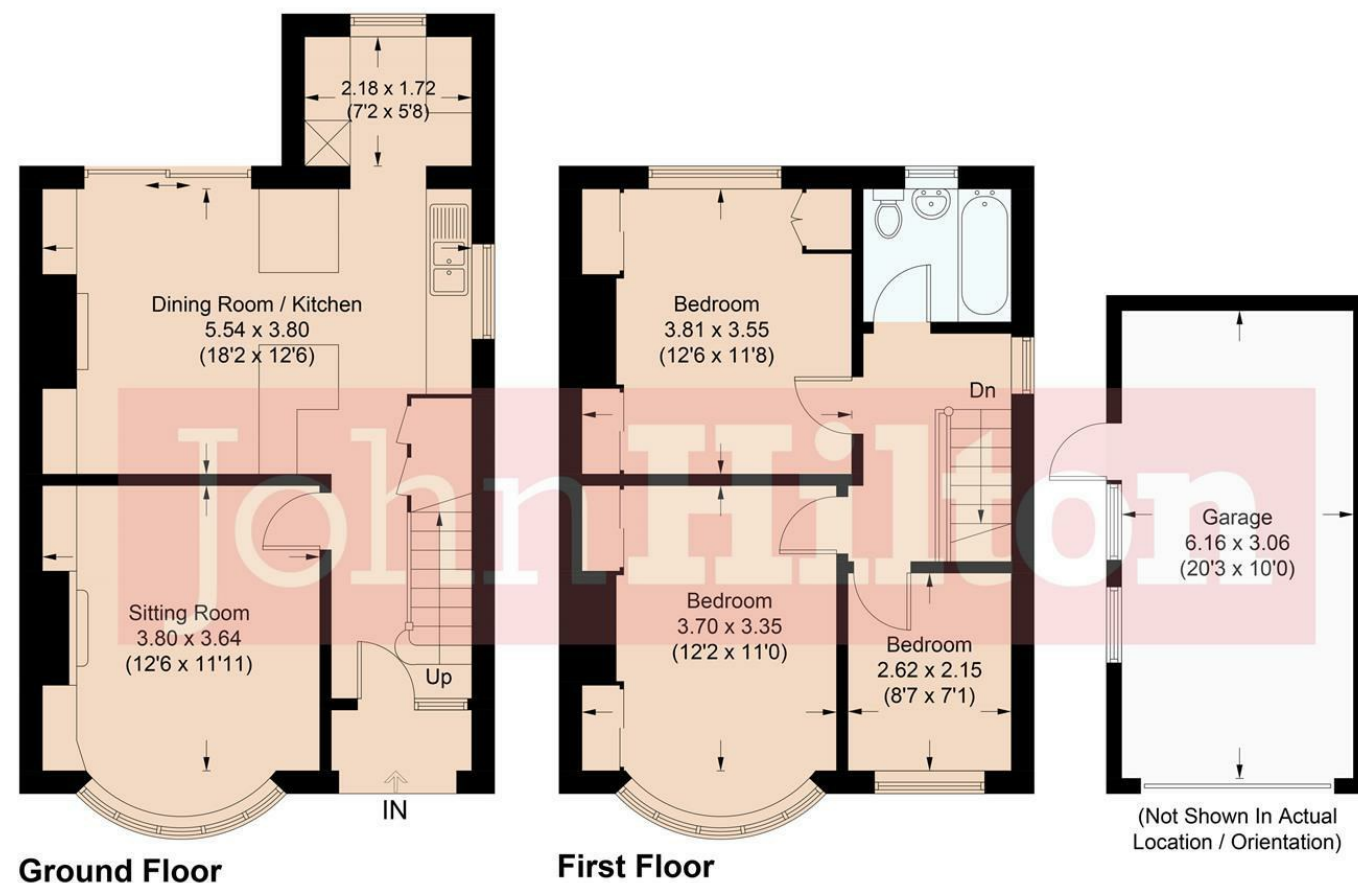


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 1004.00 sq ft

8 Park Road, Brighton, BN1 9AB

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**£425,000 Freehold**





## 8 Park Road, Brighton, BN1 9AB

An attractive, three-bedroom, 1930s semi-detached house with garage and generously sized garden, situated in a popular residential area. Requires cosmetic updating but has lots of potential to make it your own. The accommodation consists of three bedrooms, open-plan kitchen/dining room, utility area and bathroom plus detached garage with private block-paved driveway and ample off-road parking at the front. Further scope for rear extension or loft conversion subject to usual consents. Ideal for those looking for a blank canvas to put their own stamp on. Perfect for first time buyers and young families with close proximity to local schools. Easy access into the city centre by bus or by car and also the A27 and A23 road networks. Being sold with no onward chain.

### Approach

Block paved front garden providing off-road parking for multiple vehicles, raised flower beds well-stocked with various shrubs, and block paved driveway to side of house which leads to garage.

### Entrance Hall

Leaded light window to side of front door and understairs storage cupboards.

### Lounge

3.80m x 3.64m (12'5" x 11'11")  
Natural wood floor, double-glazed bay window, gas fire with stone surround incorporating TV platform.

### Kitchen/Dining Room:

5.54m x 3.80 (18'2" x 12'5")

### Kitchen Area

Range of units mostly at base level and worktops with tiled splashbacks. One-and-a-half bowl enamel sink with mixer tap, gas hob, space and plumbing for dishwasher and side window.

### Dining Area

Range of base units with worktops over, recessed fitted cupboards and shelving, stone fireplace surround with varnished wood mantelpiece over and patio doors to rear garden.

### Utility Room

2.18m x 1.72m (7'1" x 5'7")  
Wall and base units, worktops with tiled splashbacks, space and plumbing for for washing machine as well as space for fridge freezer, built-in oven and window to rear.

### First Floor Landing

Side window and entrance to loft which is partly boarded with drop-down ladder.

### Bedroom

3.70m x 3.35m (12'1" x 10'11")  
Double-glazed bay window to front and recessed fitted wardrobes.

### Bedroom

3.81m x 3.55m (12'5" x 11'7")  
Window overlooking rear garden, recessed fitted wardrobe and built-in cupboard housing boiler with airing cupboard over.

### Bedroom

2.62m x 2.15m (8'7" x 7'0")  
Window to front.

### Bathroom

Panel-enclosed bath with shower mixer tap and tiled surround, part-tiled walls, wash basin and low-level WC.

### Rear Garden

Generously sized and secluded, mostly paved with flower borders, well stocked with mature shrubs. Hedged and fenced boundaries with gated side access.

### Detached Garage

6.16m x 3.06m (20'2" x 10'0")  
Up-and-over door, connected with power and side door to rear garden.



- Attractive 1930s Semi
- Three Bedrooms
- Generously Sized Rear Garden
- Detached Garage with Power
- Off-Road Parking for Multiple Cars
- Blank Canvas Interior
- Potential for Loft Conversion (Subject to Usual Consents)
- Popular Residential Area
- Good Transport Links
- NO ONWARD CHAIN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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: **D**