

## Ticehurst Road, Brighton, BN2 5PU

Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft  
Garage = 13.3 sq m / 143 sq ft  
Total = 121.8 sq m / 1311 sq ft

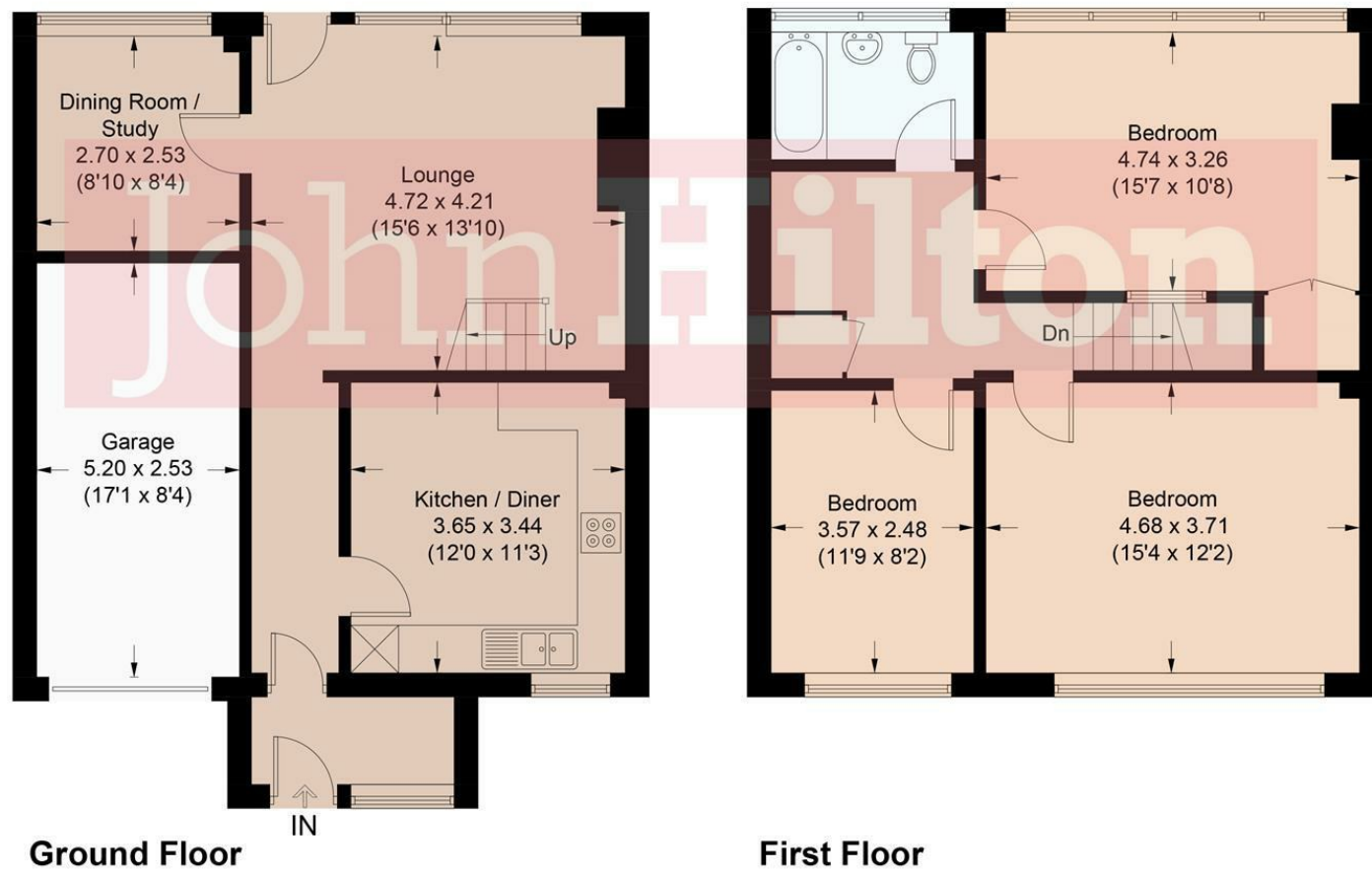


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 1168.00 sq ft

4 Ticehurst Road, Brighton, BN2 5PU

To view, contact John Hilton:  
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**Guide Price £425,000-£450,000**  
**Freehold**



4 Ticehurst Road, Brighton, BN2 5PU

\*\*\* GUIDE PRICE £425,000-£450,000 \*\*\*  
A generously sized and newly refurbished three-bedroom family-sized house, available for immediate occupation. Occupies an elevated position just off Wilson Avenue with delightful views towards Kemp Town and the sea beyond. The property is finished in modern neutral tones with new kitchen and bathroom and offers flexible accommodation with an additional room to the ground floor, which could be used as a study or dining room with the option to create an open-plan space with the lounge. Large double glazed windows throughout with lots of natural light pouring in. Further benefits include an integral garage with potential to convert (subject to usual consents) and front and rear gardens. Great location between Brighton Marina and Brighton Racecourse close to East Brighton Park.



**Approach**  
Paved steps ascending to raised front garden with picket fence and private driveway which leads to garage.

**Porch**  
Vinyl flooring and space for storage.

**Entrance Hall**  
Wood laminate flooring.

**Kitchen**  
3.65m x 3.44m (11'11" x 11'3")  
Newly fitted with sage green handle-less units at both eye and base level with matching larder-style cupboard. Square-edge worktops with marble-style tiled splashbacks, one-and-a-half bowl stainless steel sink with mixer tap and drainer, spaces for appliances including dishwasher, wood laminate flooring and window to front with views towards the sea.

**Lounge**  
4.72m x 4.21m (15'5" x 13'9")  
Wood laminate flooring, open-tread staircase to first floor and double glazed door to rear garden.

**Dining Room/Study**  
2.70m x 2.53m (8'10" x 8'3")  
Wood laminate flooring and window to rear.

**First Floor Landing**  
Newly fitted carpet and built-in cupboard housing 'Vaillant' combi boiler.

**Bedroom**  
3.57m x 2.48m (11'8" x 8'1")  
Large full-width windows to rear with newly fitted carpet and recessed built-in cupboard.

**Bedroom**  
4.68m x 3.71m (15'4" x 12'2")  
Large full-width windows to front with panoramic views of the surrounding area and sea beyond and newly fitted carpets.

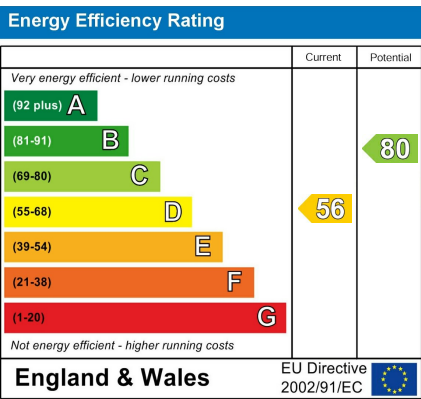
**Bathroom**  
Newly installed suite consists of panel-enclosed bath with raised shower head over, hand-held shower attachment on riser and shower screen, vanity sink with mixer tap incorporating cupboards below, and low-level WC. Heated towel rail and fully tiled walls.

**Rear Garden**  
Patio area with steps ascending to raised garden with fenced boundaries.

**Garage**  
5.20m x 2.53 (17'0" x 8'3")  
Connected with power and light with up-and-over door.



- Newly Refurbished
- Three-Bedroom Family-Sized Home
- Delightful Views Towards Kemp Town & the Sea
- Large Windows with Lots of Natural Light
- New Kitchen & Bathroom
- Ground Floor Study/Dining Room
- Integral Garage
- Just off Wilson Avenue
- Close to East Brighton Park
- NO ONWARD CHAIN



Council Tax Band: C

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract