

## Belle Vue Gardens, Brighton, BN2 0AA

Approximate Gross Internal Area = 209.1 sq m / 2251 sq ft

Cellar = 6.2 sq m / 66 sq ft

Total = 215.3 sq m / 2317 sq ft



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



Total Area Approx 2251.00 sq ft

3 Belle Vue Gardens, Brighton, BN2 0AA

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**Offers In Excess Of £1,150,000**  
**Freehold**





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### 3 Belle Vue Gardens Brighton, BN2 0AA

**Approach**  
Steps ascend to front door and raised front garden with hedged boundaries, rose bush and mature shrubs. Steps and pathway to the side of the house lead to side door.

**Vestibule**  
Original tiled floor, ornate ceiling corning.

**Entrance Hall**  
Original tessalated tiled floor, ornate ceiling corning, central staircase to first floor, access to cellar with light.

**Living Room**  
4.21m x 3.64m (13'9" x 11'11")  
Bay with sash windows, high ceilings with ornate corning, attractive open fireplace.

**Family Room**  
5.31m x 3.65m (17'5" x 11'11")  
High ceilings with ornate corning, French doors into:

**Utility Room**  
Stainless steel sink with drainer and cupboards below, space and plumbing for washing machine, door to rear garden.

**Dining Room**  
4.04m x 3.03m (13'3" x 9'11")  
Sash window to rear, high ceilings, fitted dresser with attached built-in cupboard, 'Potterton' combi boiler.

**Kitchen**  
3.93m x 2.26m (12'10" x 7'4")  
Range of units at eye and base level, worktops with tiled splashbacks, spaces for appliances, extractor hood, twin stainless steel sinks with drainers, obscure glazed window and side door to garden.

**FIRST FLOOR LANDING:**  
Original balustrades, side window, stairs to second floor.

**Bedroom**  
5.65m x 3.96m (18'6" x 12'11")  
Bay to front with sash windows and sea views, further sash window to side with views towards Brighton College. High ceilings with original ceiling corning, original marble fireplace, wash basin with tiled splashbacks, French doors lead to balcony.

**Balcony**  
Timber decked with balustrade enclosures, enjoying delightful views towards the sea.

**Bedroom**  
4.12m x 4.01m (13'6" x 13'1")  
Bay with sash windows to rear, high ceilings with covings, feature fireplace.

**Bathroom**  
Wood panel-enclosed bath with Victorian-style mixer tap and shower attachment, wash basin, low-level WC, fitted linen cupboard, window to rear.

**Separate WC**  
Low-level WC and window to front.

**SECOND FLOOR LANDING**  
Built-in cupboards, raised storage platforms, skylight.

**Bedroom**  
5.72m x 4.85m (18'9" x 15'10")  
Sash windows to front with rooftop views of Kemp Town and sea beyond, feature fireplace. Currently used as an artist's studio.

**Bedroom**  
5.40m x 4.20m (17'8" x 13'9")  
Sash windows overlooking rear garden, doors into storage area with sink and window to rear - would make an ideal en-suite and walk-in wardrobe.

**Rear Garden**  
Generously sized and secluded, approximately 16.5m in length. Mostly lawned with paved patio and side return, and flower borders well-stocked with small trees and mature shrubs. Brick and flint walled boundaries.



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An attractive and substantial late Victorian, semi-detached, four-bedroom house (previously five and could be reversed) measuring 215 sq. m/2251 sq. ft. The property benefits from a private, generously sized and lawned rear garden which measures 16.5 m/55 ft long, and delightful views from the upper floors across Kemp Town to the sea beyond. Perched in a slightly elevated position opposite Brighton College, this charming abode retains many of its original features and the high ceilings and large windows allow lots of natural light to pour in, giving a real sense of space.

Set back from the hustle and bustle yet also in proximity of the vibrant Kemp Town Village and all it has to offer, including an array of independent shops, cafes and restaurants. As well as the open green space of nearby Queens Park, there is a wooded country path directly behind the house which leads up to the Downs with wonderful far-reaching views out to Seaford Head to the east and Worthing pier to the west – perfect for dog walkers, blackberry pickers and anyone who enjoys the wild countryside. With highly regarded schools such as Brighton College and St Luke's nearby, this would make an ideal family home.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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: **E**

- Substantial Late Victorian House
- 215 sq m / 2251 sq ft
- Four Bedrooms / Three Reception Rooms
- Semi-Detached
- Generously Sized Lawned Garden
- Characterful Family Home
- High Ceilings / Central Staircase
- Sea Views from Upper Floors
- South-Facing Balcony
- Side Entrance, Handy for Bikes

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