

JohnHilton

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Est 1972



Total Area Approx 1280.91 sq ft

34 Dudley Road, Brighton, BN1 7GN

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34 Dudley Road Brighton BN1 7GN

An attractive terraced house offering substantial and versatile accommodation including a modern fitted kitchen which is open-plan, and a loft conversion providing extra bedrooms and a shower room. Previously let as a six-bedroom HMO, the property is now vacant and could easily revert to a spacious five-bedroom family home, with kitchen/dining room and separate living room on the ground floor.

Situated in a popular residential area for families, within the catchment area of highly regarded primary and secondary schools, and in proximity of the desirable Fiveways area with its array of local amenities, independent shops and eateries. The open green spaces of Preston Park are nearby, as are excellent bus services into the city centre and Brighton and Sussex Universities.

Being sold with NO ONWARD CHAIN.

Entrance Hall

Open-Plan Kitchen/Living (Dining) Room
3.40m x 3.64m (11'1" x 11'11")

Separate WC

Bedroom (Living Room)
3.58m x 4.48m (11'8" x 14'8")

FIRST FLOOR:

Bedroom
3.59m x 3.67m (11'9" x 12'0")

Bedroom
2.26m x 3.64m (7'4" x 11'11")

Bedroom
2.43m x 2.45m (7'11" x 8'0")

Bathroom

SECOND FLOOR:

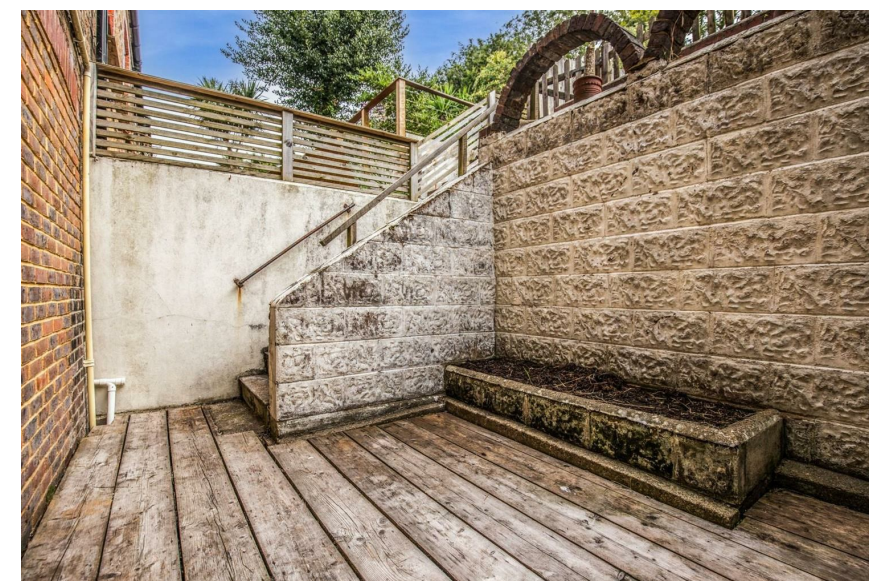
Bedroom
5.43m x 2.92m (17'9" x 9'6")

Bedroom
2.66m x 2.75m (8'8" x 9'0")

Bedroom
2.61m x 2.45m (8'6" x 8'0")

Shower Room

Rear Patio & Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		61
(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: **C**

- 1920s Terraced House
- Substantial & Versatile Accommodation
- Previously Let as a Six-Bedroom HMO at £3,770 pcm (£45,240 pa)
- Would Easily Revert to a Family Home
- Modern Fitted Kitchen
- Two Shower Rooms Plus Separate WC
- Rear Patio & Lawned Garden
- Popular Residential Area
- Close to Fiveways
- NO ONWARD CHAIN