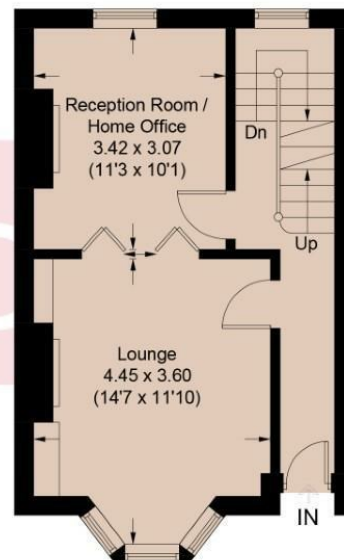


Brading Road, Brighton, BN2 3PE

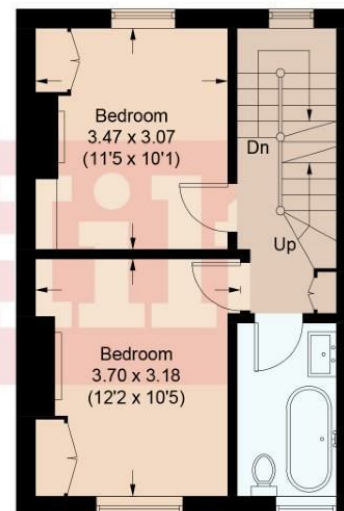
Approximate Gross Internal Area = 134.4 sq m / 1447 sq ft
(Including Eaves Storage)



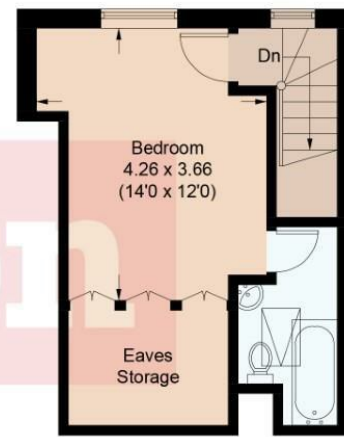
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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



Total Area Approx 1447.00 sq ft

1 Brading Road, Brighton, BN2 3PE

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Offers In Excess Of £650,000
Freehold



JohnHilton



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An attractive bay-fronted late Victorian end of terrace family home with a delightful west-facing lawned rear garden, situated in a popular residential area just off Elm Grove. Very well presented and retaining lots of character features, substantial in size and arranged over four floors offering flexible and versatile accommodation. Generous amounts of living space for the family to spread out comprising an open-plan kitchen/dining/living area which has a modern fitted kitchen with built in appliances and French doors leading out to the garden. On the ground floor there is a further lounge with bi-fold doors that link it to an additional room which is currently used as a home office/guest room. On the upper levels there are three well-proportioned bedrooms, the principal bedroom with en-suite, and a family bathroom with claw-foot freestanding bath. Convenient location for access into town and Brighton Station and within close proximity of highly regarded local schools.

- Attractive Victorian Family Home
- Substantial in Size
- End of Terrace
- West-Facing Lawned Garden
- Well Presented Interior
- Flexible & Versatile Accommodation
- Three/Four Bedrooms
- Master Bedroom with En-Suite
- Two Street Entrances
- Popular Residential Area

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	80
EU Directive 2002/91/EC		

Council Tax
Band: C

1 Brading Road, Brighton, BN2 3PE

Approach

Steps ascend to raised ground floor entrance and further steps lead down to front courtyard and lower ground floor entrance.

LOWER GROUND FLOOR

Porch

Quarry tiled floor, access to external storage cupboard.

Entrance Hall

Wood engineered flooring, stairs up to ground floor.

Open-Plan Kitchen/Dining/Living Area:

8.05m x 3.46m (26'4" x 11'4")

Kitchen/Dining Area

Fitted kitchen with range of units at eye and base level, solid wood worktops with tiled splashbacks, fitted range oven, inset Butler sink with mixer tap, integrated dishwasher, cupboard housing boiler, French doors to rear garden.

Living Area

Bay with double glazed sash windows, engineered wood flooring.

Cloakroom

Low-level WC, wash hand basin, space and plumbing for washing machine.

GROUND FLOOR

Entrance Hall

LVT flooring, stairs to upper and lower levels.

Lounge

4.45m x 3.60m (14'7" x 11'9")

LVT flooring, feature fireplace with marble surround, bay with double glazed sash windows, bi-fold doors lead to:

Reception Room/Home Office

3.42m x 3.07m (11'2" x 10'0")

LVT Flooring, double glazed window to rear, feature fireplace.

FIRST FLOOR LANDING

Newly fitted carpets, cupboard housing 'Mega Flo' hot water cylinder, stairs to second floor.

Bedroom

3.47m x 3.07m (11'4" x 10'0")

Newly fitted carpet, period fireplace, recessed built-in cupboard, double glazed window to rear.

Bedroom

3.70m x 3.18m (12'1" x 10'5")

Sash window with secondary glazed unit, newly fitted carpet, period fireplace, recessed built-in cupboard.

Bathroom

Freestanding claw-foot bath with mixer tap incorporating hand shower on riser, metro tiled surround, wash hand basin and low-level WC.

SECOND FLOOR

Bedroom

Wood flooring, window to rear, full-width wardrobes with additional eaves storage.

En-Suite Bathroom

Wood flooring, Velux window, panel-enclosed bath, low-level WC, corner wash hand basin with cupboard below, heated towel rail.

Garden

West-facing with paved patio area, level lawn with raised borders stocked with various shrubs and small trees, further blocked paved patio area, timber shed.



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