

St. Lukes Road, Brighton, BN2 9ZD

Approximate Gross Internal Area = 154.7 sq m / 1665 sq ft
(Including Loft & Eaves Storage)

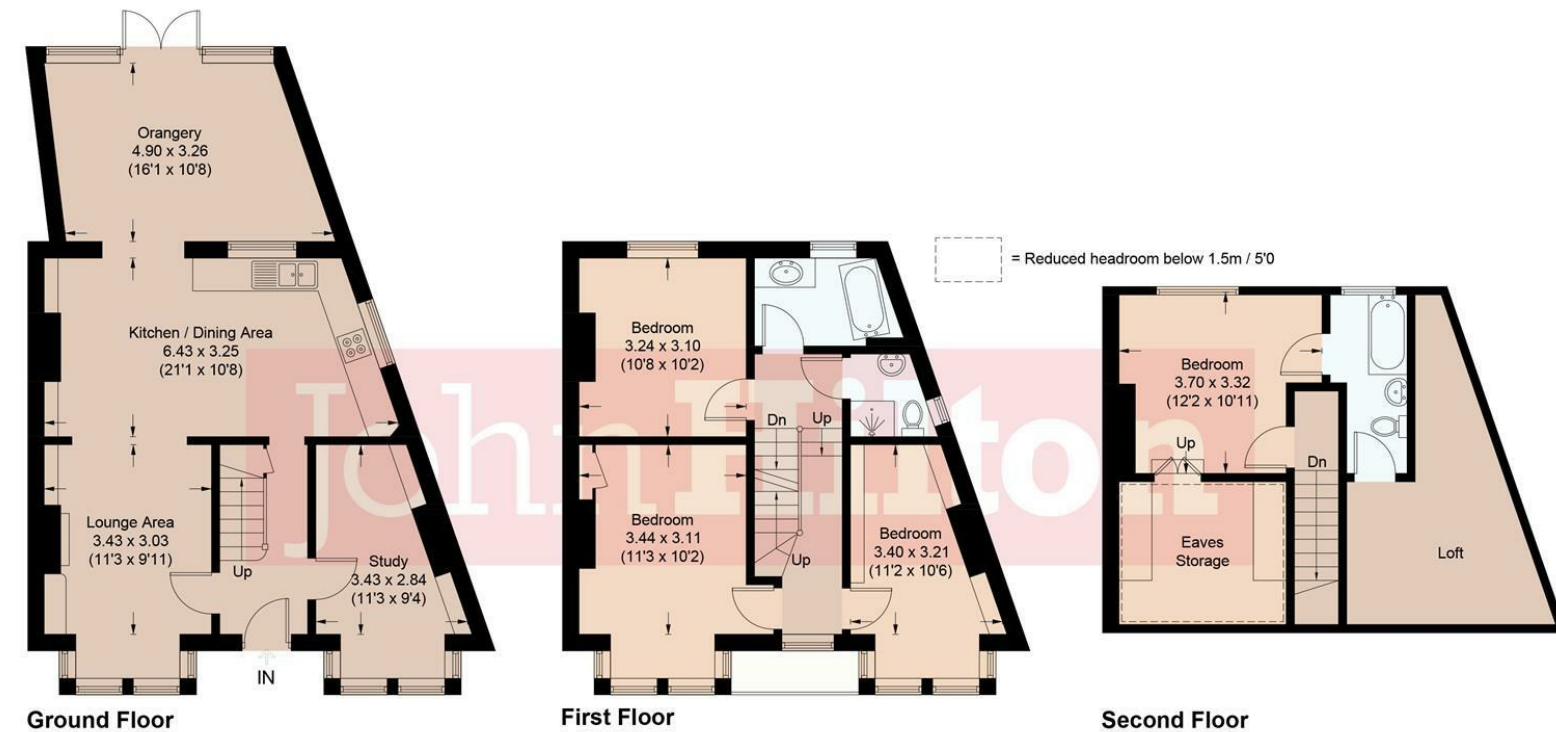


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 1665.00 sq ft

1 St Luke's Road, Brighton, BN2 9ZD

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 The Region Of £900,000
Freehold



1st Luke's Road, Brighton, BN2 9ZD

Approach
Wall with decorative iron railings, enclosed front garden with flower beds housing mature climbing plants including Jasmine, alongside areas laid to pebble shingle. Timber-built bicycle store, iron gate opening to pathway leading to covered entrance with outside light and obscure-glazed timber framed door with window over.

Entrance Hall
Stairs ascend to first floor landing with ornate turned spindles and exposed oak wood handrail, with shelved storage cupboard under housing gas and electric meters, ornate corniced ceiling, radiator and oak engineered wood flooring extends through to:

Study
3.43m x 3.21m (11'3" x 10'6")
Single-glazed timber-framed box bay window to front, ornate corniced ceiling, floating shelving and timber panelling into alcoves, radiator, high-level wall-mounted bookshelves and wine storage into chimney recess.

Lounge Area
3.43m x 3.03m (11'3" x 9'11")
Single-glazed timber-framed box bay window to front, ornate corniced ceiling with centre rose, feature cast iron fireplace with tiled inset and stone hearth, twin low-level cupboards into alcove with shelving and mirror over, high-level timber bookshelves, radiator and oak engineered wood flooring.

Kitchen/Dining Area
6.43m x 3.25m (21'1" x 10'7")
Double-glazed window to side and further double-glazed window to rear looking into orangery, with modern fitted kitchen in Shaker style with integrated dishwasher and soft-close deep pan drawers. Solid oak wood block work surfaces with metro-tiled surround extend to include a one-and-a-half bowl sink with mixer tap, a four-ring induction hob with oven under and extractor over, and space and plumbing for washing machine and American-style fridge freezer. Coved ceiling with inset downlights, floating shelving into alcove, radiator, and oak engineered wood flooring.

Orangery
4.90m x 3.26m (16'0" x 10'8")
Vaulted, fully double-glazed roof with directional spotlights and two openable windows, wall-to-wall double glazed windows to rear with double glazed French doors onto garden, two radiators, oak engineered wood flooring and wall-mounted corner shelving.

First Floor Landing
Stairs ascend to second floor landing, feature floor-to-ceiling single-glazed timber-framed sash window opening onto balcony to front, radiator and exposed timber floorboards which extend through to:

Family Bathroom
Single-glazed timber-framed sash window to rear, panel-enclosed bath with Victorian-style mixer taps and hand-held shower attachment, wash hand basin with mixer tap and tiled splashback set into storage unit, radiator, inset downlights and vinyl tiled floor.

Shower Room
Shower enclosure with thermostat shower and tiled surround, low-level WC and wall-mounted wash hand basin with tiled splashback. Single-glazed timber-framed sash window to side, radiator and timber-panelled walls.

Bedroom
3.24m x 3.10m (10'7" x 10'2")
Single-glazed timber-framed window to rear with radiator under, exposed timber floorboards.

Bedroom
3.44m x 3.11m (11'3" x 10'2")
Single-glazed timber-framed box bay sash window to front, radiator, corniced ceiling and shelving into alcove.

Bedroom
3.40m x 3.21m (11'1" x 10'6")
Single-glazed timber-framed box bay window to front, built-in cupboard with shelving, corniced ceiling, radiator and exposed timber floorboards.

Second Floor Master Bedroom
3.70m x 3.32m (12'1" x 10'10")
Double-glazed timber-framed picture window to rear offering rooftop views towards the sea, radiator, solid oak flooring and door into walk-in closet with hanging, shelving and light.

En-Suite Bathroom
Single-glazed timber-framed window to rear, panel-enclosed bath with mixer taps and hand-held shower attachment, pedestal wash hand basin and WC. Timber panelling, radiator, coves ceiling and door into large loft storage space

Rear Garden
Fully wall enclosed with timber gate to side offering access to front, upper and lower Travertine patio areas and area laid to lawn with shaped flower borders well stocked with mature olive tree, jasmine, crab apple, mature roses, lavender and established grapevine, covered pergola with built-in storage seating, outside water tap.



A rare opportunity to acquire this handsome, four bedroom, three bathroom, end-of-terrace, double-fronted period family home which is thought to date back to the early 20th Century. Enviably located in the highly desirable Queens Park district of Brighton, this wonderful home is close to much sought-after St Luke's Primary School, Brighton College and, of course, Brighton's beautiful Queens Park. Internally, well-proportioned accommodation spans an impressive three floors and is considered to be in excellent order throughout, boasting an array of period features from ornate corniced ceilings and feature fireplaces to timber panelled doors and sash windows. The ground floor is almost entirely open-plan with lounge, dining and kitchen areas connecting to a wonderful Orangery which offers effortless access onto a charming Mediterranean-influenced rear garden. St Luke's Road is a quiet street, set away from any busy local roads and is perfectly positioned for ease of access to a local swimming pool, the seafront and Kemp Town village with its wonderful mix of independent shops, cafés and welcoming local pubs. Brighton's vibrant city centre and mainline station are also within comfortable walking distance or via the frequent bus services nearby.

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		
EU Directive 2002/91/EC		

Council Tax
Band: E

- NO ONWARD CHAIN
- Queens Park District
- End of Terrace
- Double-Fronted Period Property
- Four Bedrooms
- Three Bathrooms
- Orangery
- Open-Plan Living Space
- Study
- Mediterranean Influenced Garden

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

JohnHilton