

Agnes Street, Brighton, BN2 3AS

Approximate Gross Internal Area = 121.1 sq m / 1303 sq ft
(Including Loft Room)

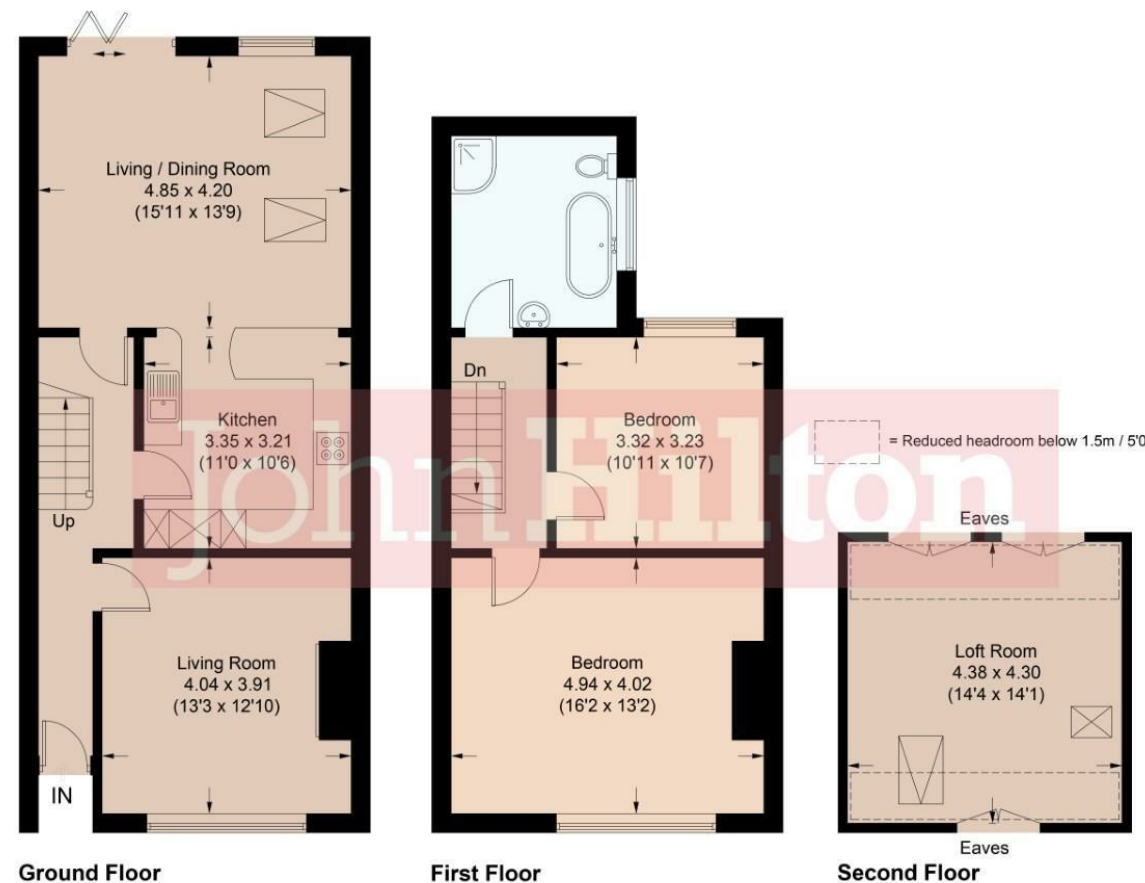


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 1303.00 sq ft

5 Agnes Street, Brighton, BN2 3AS

To view, contact John Hilton:
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01273 608151 or sales@johnhiltons.co.uk

Offers In The Region Of £575,000
Freehold



5 Agnes Street, Brighton, BN2 3AS

*** NO ONWARD CHAIN ***

John Hilton's are delighted to offer as sole selling agent this wonderful extended Victorian family home, which is ideally located just moments from much sought-after Elm Grove Primary School and offers open views to the front towards Brighton's Wild Park. The current considerate owners have extended to the rear to create a fabulous, natural light-filled, open-plan living space which incorporates lounge, dining and kitchen areas and connects effortlessly to a stunning cottage-style south-facing rear garden with bi-fold doors. There is a separate good-sized living room to the ground floor with an open working fireplace, which could make a perfect additional bedroom to the two already generous bedrooms which occupy the first floor, alongside the beautifully fitted family bathroom with freestanding roll-top bath. A sturdy fixed ladder serves a super handy fully boarded loft - offering a multitude of purposes with skylight, heating and lots of eaves storage. VIEWING IS HIGHLY RECOMMENDED.



Approach
Wall-enclosed front garden laid to slate shingle. Decorative tiled pathway leading up to covered entrance with outside light and timber panelled door with window.

Entrance Hall
Stairs ascend to half-landing with storage space under, radiator, decorative corbels, inset downlights and oak engineered flooring.

Living Room/Bedroom
4.04m x 3.91m (13'3" x 12'9")
Large double glazed picture window to front with radiator under, ornate corniced ceiling, picture rail, exposed timber floorboards and open working fireplace with timber surround and slate hearth.

Open-Plan Kitchen/Dining/Living Space:

Kitchen Area
3.35m x 3.21m (10'11" x 10'6")
Modern fitted kitchen comprising a range of matching wall and base units to include pull out larder. Space and plumbing for washing machine, dishwasher, American style fridge freezer and five ring cooking range. Solid wood block work surfaces with part Metro tiled surround extend to include a single bowl ceramic sink with drainer and retractable mixer tap. Oak engineered flooring.

Living/Dining Area
4.85m x 4.20m (15'10" x 13'9")
Double-glazed window to rear overlooking rear garden with radiator under and double glazed bi-fold doors onto rear garden. Inset downlights, further radiator and four wall-mounted uplights. Twin double-glazed skylights and further door back to the hallway.

First Floor Landing
Painted exposed timber floorboards, hatch with fixed ladder offering access to boarded loft room.

Family Bathroom
Obscure double-glazed window to side. Freestanding roll-top bath with claw feet and Victorian-style mixer tap with hand-held shower attachment, separate corner shower enclosure with mixer tap and tiled surround, low-level WC, contemporary wash hand basin with mixer tap set onto storage unit with metro-tiled splashback and mirrored bathroom cabinet over. Ceramic tiled floor, heated towel rail with radiator, inset downlights and extractor fan.

Bedroom
4.94m x 4.02m (16'2" x 13'2")
Large double-glazed picture window to front with radiator under offering elevated outlook towards Wild Park. Exposed timber floorboards and picture rail.

Bedroom
3.32m x 3.23m (10'10" x 10'7")
Double-glazed window to rear with radiator under.

Boarded Loft Room
4.38m x 4.30m (14'4" x 14'1")
Double-glazed skylight with retractable blackout blind to rear, offering far-reaching townscape views. Built-in eaves storage to front and rear, vinyl floor, radiator and fixed ladder to first floor landing.

South-Facing Rear Garden
Wall-enclosed to all sides, laid to paving with flower borders and timber-retained planters. Outside water tap and light.



- NO ONWARD CHAIN
- Sought-After Hanover/Elm Grove Area
- Extended Victorian Terrace
- South-Facing Rear Garden
- Versatile Accommodation
- Two/Three Bedrooms Plus Boarded Loft Room
- Open-Plan Kitchen/Dining/Living Space
- Separate Living Room with Open Fire
- Bi-Fold Doors onto Rear Garden
- Close to Parks & Cafes, with Easy Access to City Centre & Seafront

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	83
(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**