

Glynde Road, Brighton BN2, 9YJ

Approximate Gross Internal Area = 93.5 sq m / 1006 sq ft
(Including Garage)

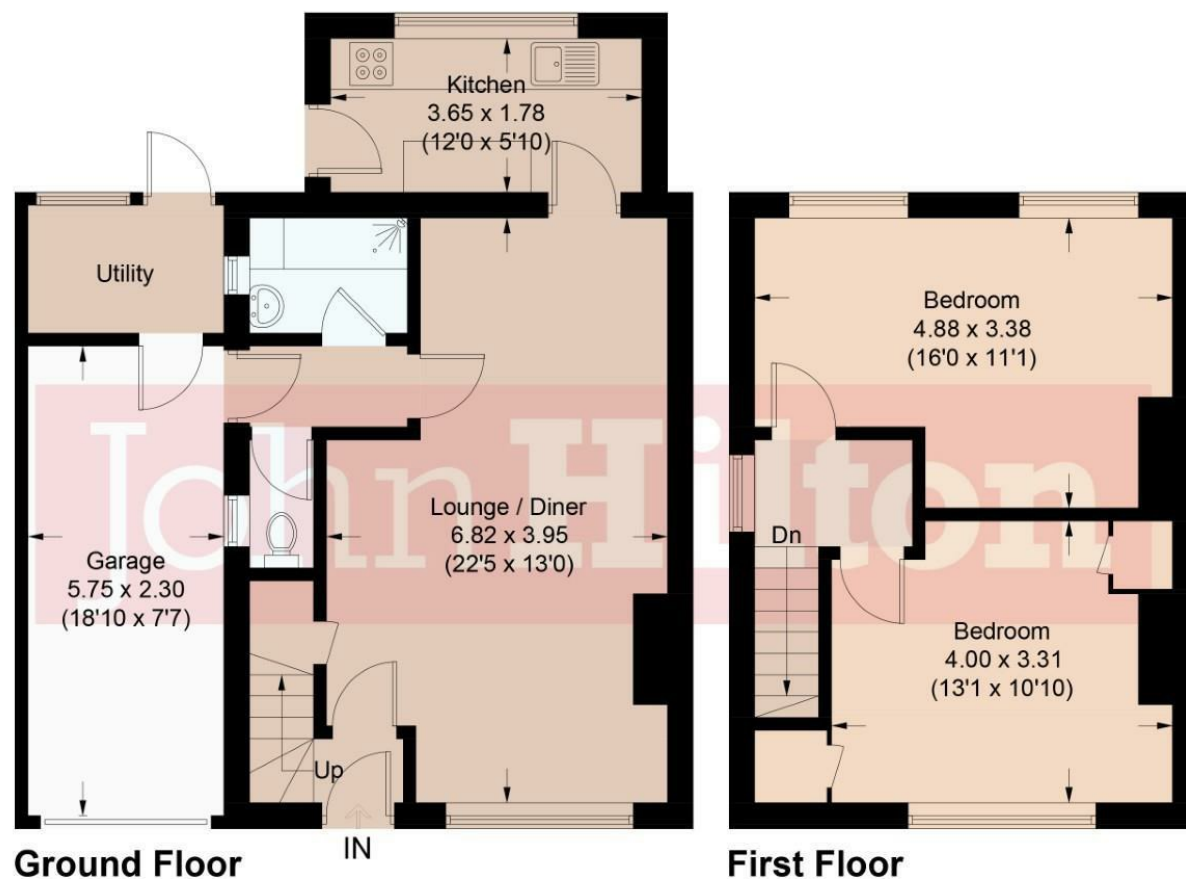


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



JohnHilton

Total Area Approx 1006.00 sq ft

22 Glynde Road, Brighton, BN2 9YJ

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Guide Price £350,000 - £375,000
Freehold



22 Glynde Road, Brighton, BN2 9YJ
*** GUIDE PRICE £350,000-£375,000 ***

NO ONWARD CHAIN. An extended, two double bedroom, semi-detached, older-style house which offers perfect potential for its new owner to make their own mark through improvement, alteration and extension - subject to the necessary consents. Located close to Brighton Racecourse, the property is served by a regular bus service and is within easy walking distance of lovely countryside walks. Internally, the property offers a combined lounge-dining room, kitchen, shower room and separate toilet to the ground. The bedroom enjoys distant sea views! Externally both front and rear gardens are low maintenance and laid to paving and the property benefits from a large store / workshop to the side of the house which could offer a multitude of uses.

Approach
Front garden laid to brick block paving with timber fence and gate to front. Up-and-over door into store and double-glazed front door.

Entrance
Stairs ascend to first floor landing, radiator, door into:

Lounge/Dining Room
6.82m x 3.95m (22'4" x 12'11")
Double-glazed window to front with radiator under, painted stone fireplace with boarded chimney recess (not tested), understairs storage cupboard, timber-framed door into inner hallway, wall-mounted mirror.

Kitchen
3.65m x 1.78m (11'11" x 5'10")
Double-glazed window to rear overlooking rear garden. Worktops with part-tiled splashbacks extend to include a single bowl sink with drainer and mixer tap, alongside a four-ring gas hob with electric oven under and extractor fan over. Space and plumbing for under-counter fridge, freezer, and washing machine. Wall-mounted cupboards, shelving and door to side offering access onto rear garden.

Inner Hallway
Radiator, part-tiled surround and ceramic tiled floor.

Shower Room
Obscure double-glazed window to side. Shower enclosure with thermostat shower and wash hand basin, heated towel, extractor fan and ceramic tiled floor.

Separate WC
Double-glazed window to side, low-level WC, extractor fan and part ceramic tiled surround.

First Floor Landing
Double-glazed window to side, hatch offering access into loft space with pull-down ladder.

Bedroom
4.88m x 3.38m (16'0" x 11'1")
Twin double-glazed tilt-and-turn windows overlooking rear garden with radiator under. Wall-mounted 'Worcester' boiler.

Bedroom
4.00m x 3.31m (13'1" x 10'10")
Double-glazed window to front offering sea glimpses, radiator under, two built-in wardrobes with hanging space.

Rear Garden
Mainly laid to paving with small raised area laid to lawn with paved pathway.

Garage
5.57m x 2.30m (18'3" x 7'6")
Up-and-over door to front, power, lighting, workbench, wall-mounted shelving and door into further storage area with further door opening onto rear garden.



- NO ONWARD CHAIN
- Extended
- Semi-Detached Family Home
- Two Double Bedrooms
- Combined Lounge/Dining Room
- Large Store/Workshop
- Front & Rear Gardens
- Distant Sea Views
- Regular Bus Service
- Refitted Combi Boiler

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		
	65	76
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **B**