

Bonchurch Road, Brighton, BN2 3PH

Approximate Gross Internal Area = 95.9 sq m / 1032 sq ft

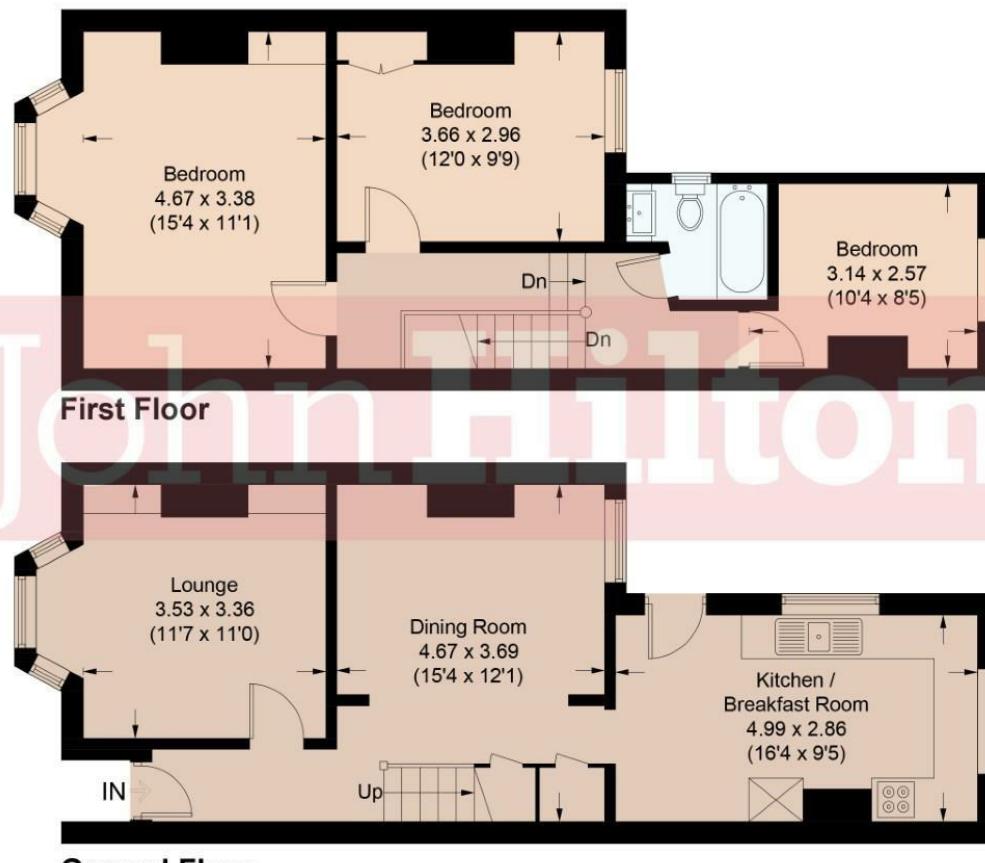


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

Total Area Approx 1032.00 sq ft

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44 Bonchurch Road, Brighton, BN2 3PH

**Guide Price £525,000-£550,000
Freehold**



John Hilton



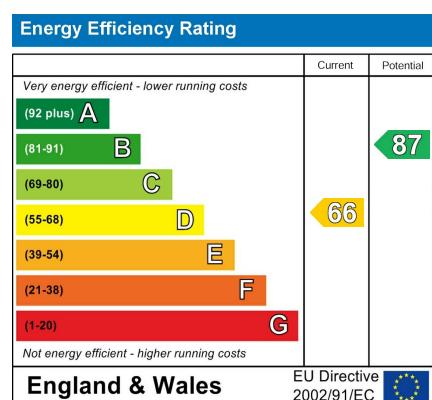
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Council Tax Band: C

- Attractive Victorian Family Sized Home
- Well Presented and Generously Sized
- Three Bedrooms / Two Reception Rooms
- Garden with Rear Access
- Potential for Loft Conversion (Subject to Usual Consents)
- Re-Wire & New Boiler in 2022
- New Bathroom in 2022
- Popular Residential Area
- Within Easy Reach of City Centre & Brighton Station
- NO ONWARD CHAIN

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.

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*** GUIDE PRICE £525,000-£550,000 ***

An attractive, late Victorian, family-sized terraced house located in a popular residential area. Well-presented and generously sized accommodation consists of three bedrooms, two reception rooms, kitchen/breakfast room and bathroom. The layout has a nice flow with the dining area connecting to the kitchen and a separate lounge to retreat to. The property has had many recent improvements by the current owners including a re-wire, new combi boiler and decorative refreshment throughout. The rear garden has gated access via a twitten, handy for those who have bikes, and the loft has potential to convert (subject to usual consents). Popular location with a community feel, close to highly regarded local schools, local shops, cafes and eateries, and within easy reach of Brighton Station and the city centre. No onward chain.

Approach

Slightly raised, paved front garden with pathway and steps to street entrance.

Entrance Hall

White painted wood floor, original cornicing, stairs to first floor.

Lounge

3.53m x 3.36m (11'6" x 11'0")
Bay window to front, ornate tiled fireplace surround.

Dining Room

4.67m x 3.69m (15'3" x 12'1")
White painted wood floor, window to rear, understairs storage cupboards.

Kitchen/Breakfast Room

4.99m x 2.86m (16'4" x 9'4")
Range of units at eye and base level, worktops with tiled splashbacks, spaces for appliances, wall-mounted combi boiler, stainless steel double sink with mixer tap. Windows to side and rear, door to rear garden.

First Floor Landing

Split-level, access to loft space with potential to convert (subject to usual consents).

Bedroom

4.67m x 3.38m (15'3" x 11'1")
Bay window to front, recessed fitted shelving.

Bedroom

3.66m x 2.96m (12'0" x 9'8")
Window to rear, recessed built-in cupboard.

Bedroom

3.14m x 2.57m (10'3" x 8'5")
Window to rear.

Bathroom

Panel-enclosed bath with raised shower head over plus shower mixer tap, tiled surround, and shower screen. Counter-top wash basin with mixer tap, tiled splashback, and low-level WC.

Rear Garden

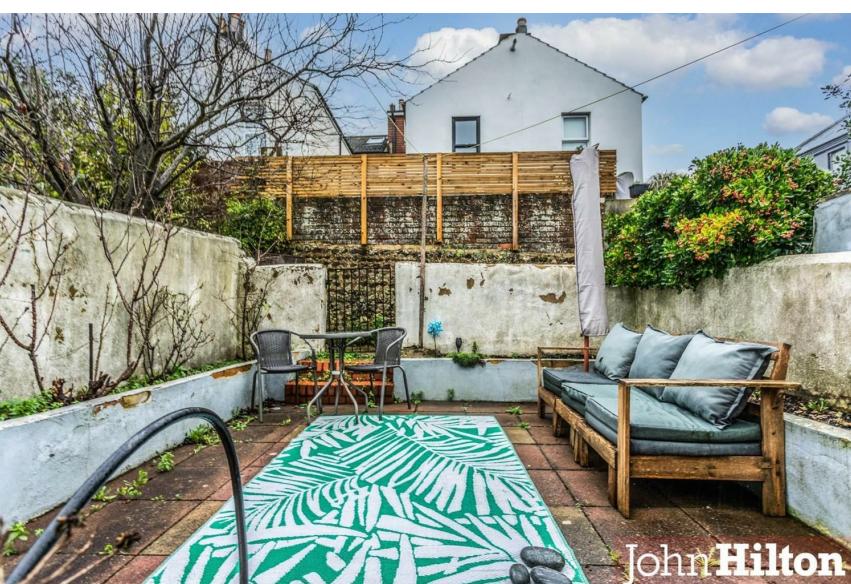
Raised paved patio garden with flower bed borders. Paved side return with raised planter. Gated rear access to twitten accessed via Bernard Place.



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