

# JohnHilton

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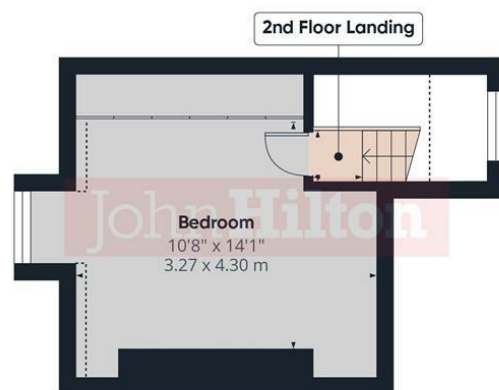
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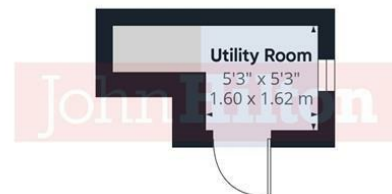
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Total Area Approx 752.00 sq ft

18 St Helen's Road, Brighton, BN2 3EE

To view, contact John Hilton:  
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**Guide Price £375,000-£400,000**  
**Freehold**

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# 18 St Helen's Road Brighton BN2 3EE

\*\*\* GUIDE PRICE £375,000-£400,000 \*\*\*

BEING SOLD WITH NO ONWARD CHAIN!

Located in a popular residential area in the Elm Grove district, this three-bedroom, mid-terrace house with double-glazing throughout and westerly aspect rear garden, offers the opportunity to put your own stamp on it and potential to extend at the rear (subject to the usual consents).

The ground floor comprises an entrance hallway, cosy living room and separate kitchen which could be knocked through to make an open-plan living/dining space. The modern kitchen offers grey units at eye and base level with wood-effect laminate worktops, stainless steel sink and drainer with mixer tap, cooker with extractor hood over, spaces for appliances, understairs storage and pantry, with a large double-glazed window and back door leading to the rear garden.

Stairs ascend from the entrance hall to the first floor with split-level landing leading to the bathroom with a white suite comprising panel-enclosed bath with Triton T80 electric shower over, pedestal wash basin and low-level WC, tiled walls, heated towel rail, extractor fan and obscure double-glazed window to the side. Also on this floor are two double bedrooms, one with window to the front, the other having fitted cupboards with hanging rails and slatted shelves, recessed shelving and a window to the rear offering far-reaching views across Brighton.

Further split-level staircase, with window to the rear providing stunning views over the city, leads to a third bedroom on the top floor with made-to-measure fitted wardrobes with hanging rails, shelving and cupboards above.

The paved, split-level, west-facing garden is an excellent size, suitable for entertaining family and friends, with mature shrubs, wall and fenced boundaries, and access to an outside utility room with power, plumbing for a washing machine, combination boiler, and storage space.

This property is in an excellent location within walking distance of Brighton Racecourse, the garden centre, popular local schools – Elm Grove Primary and St Luke's Primary – and regular bus services into the city centre.

With so much potential to make this property your own, viewings are highly recommended.



- NO ONWARD CHAIN
- Three-Bedroom Mid-Terrace House
- West-Facing Rear Garden
- Gas Central Heating
- Double Glazing Throughout
- Modern Kitchen
- Requires Cosmetic Renovation
- Excellent Central Location
- Potential to Extend (Subject to Usual Consents)
- Within Walking Distance of Great Local Schools

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

Council Tax Band: **C**