John Hilton

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Est 1972

Uplands Road, Brighton, BN1 7FA

Approximate Gross Internal Area = 105.0 sq m / 1130 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 119.0 sq m / 1281 sq ft

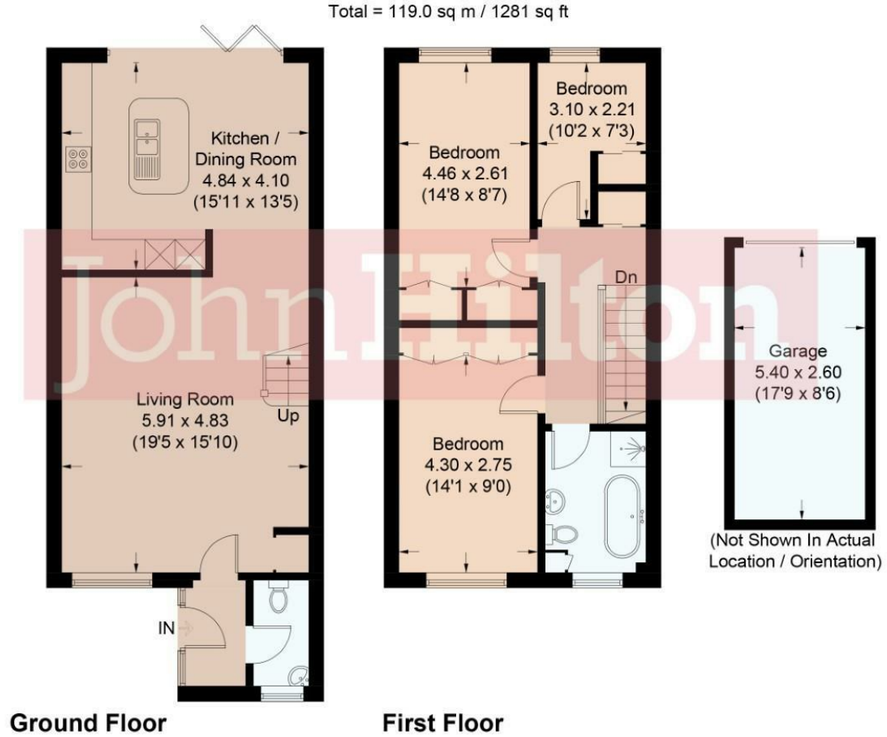

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

Total Area Approx 1130.00 sq ft

17 Uplands Road, Brighton, BN1 7FA

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

Guide Price £450,000-£475,000
Freehold

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17 Uplands Road, Brighton, BN1 7FA

*** GUIDE PRICE £450,000-£475,000 ***
Built in 1974 as part of a self-build scheme, this generously sized three-bedroom end-of-terrace house with garage and off-road parking occupies an elevated position with delightful 180-degree panoramic views at the front. Well-presented accommodation with a flowing open-plan living arrangement consists of a sizeable lounge which flows through to a family sized kitchen/dining room featuring a breakfast island and bi-fold doors leading out to the garden. Upstairs there are three bedrooms, a fully tiled modern bathroom with bath and separate shower enclosure, and loft with potential for conversion (subject to usual consents). Located in a popular residential area to the east of Fiveways, ideal for families and close to highly regarded local schools. Local shops can be found nearby at "The Dip" shopping parade, as can good transport links with frequent buses into the city centre, and a train station within a short stroll.

Approach
Private driveway with off-road parking leading to garage, and steps ascending to paved patio area, an ideal spot for morning coffee with delightful elevated views of the surrounding area and the South Downs beyond.

Entrance Hall
Tiled floor, door into:

Separate WC
Fully tiled walls and flooring, low-level WC, corner wash basin with mixer tap.

Living Room
5.91m x 4.83m (19'4" x 15'10")
Large double-glazed window to front with panoramic views of surrounding area and Brighton Racecourse in the distance. Fitted carpet, open-tread stairs to first floor, and archway through to:

Kitchen/Dining Room
4.84m x 4.10m (15'10" x 13'5")
Modern fitted kitchen with handle-less units at eye and base level, and square edge worktops with concealed downlights over. Breakfast island with inset ceramic sink, incorporating matching units with integrated dishwasher and washing machine. Fitted 'Neff' double oven and induction hob with extractor over and mosaic-tiled splashback, integrated fridge-freezer, wine cooler fridge, cupboard housing 'Vaillant' combi boiler. Space for dining table, brushed oak laminate flooring and bi-fold doors opening out to rear garden.

First Floor Landing
Fitted carpet, cupboard with mirrored sliding doors, entrance to boarded loft with drop-down ladder and potential to convert (subject to usual consents).

Bedroom
4.30m x 2.75m (14'1" x 9'0")
Fitted carpet, window to front with delightful panoramic views, recessed fitted wardrobes.

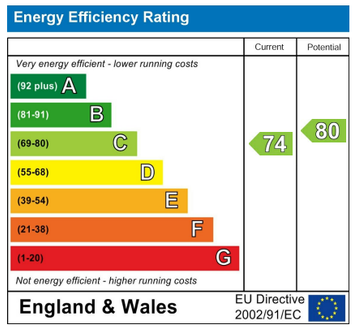
Bedroom
4.46m x 2.61m (14'7" x 8'6")
Fitted carpet, window overlooking rear garden, recessed fitted wardrobes.

Bedroom
3.10m x 2.21m (10'2" x 7'3")
Fitted carpet, window overlooking rear garden, built-in wardrobe with mirrored sliding doors.

Bathroom
Fully tiled, panel-enclosed bath with central mixer tap, shower enclosure with raised shower head plus hand-held shower attachment on riser, wash basin with mixer tap, low-level WC, heated towel rail, and fitted cupboard.

Rear Garden
With side access, paved patio leads to lawned garden with fenced boundaries.

Garage
5.40m x 2.60m (17'8" x 8'6")
Up-and-over door, power and light, and ample space to park a car.



Council Tax Band: **D**

- Three-Bedroom End-of-Terrace House
- Elevated Position with Stunning Panoramic Views
- Garage Plus Off-Road Parking
- Modern & Well-Presented Interior
- Open-Plan Living Accommodation
- Kitchen with Breakfast Island & Integrated Appliances
- Bi-Fold Doors to Rear Garden
- Ground Floor Cloakroom
- Popular Location for Families
- Close to Highly Regarded Schools & Local Amenities

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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