

Approximate Area = 1119 sq ft / 103.9 sq m
Garage = 149 sq ft / 13.8 sq m
Store = 39 sq ft / 3.6 sq m
Total = 1307 sq ft / 121.3 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Martin & Co. REF: 1541173







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The Property Ombudsman

Delius Close, Brighton Hill, RG22 4DS

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £365,000



Brighton Hill

Asking Price Of £365,000

Council Tax band: C

- **No Onward Chain**
- **Extended Three Bedroom House**
- **Spacious Lounge/Family Room**
- **Fitted Kitchen with Ample Storage**
- **Separate Utility Room**
- **Shower Room**
- **Scope for Modernisation and**



Offered with no onward chain, this extended property provides spacious and versatile accommodation with scope for modernisation. Benefits include a fitted kitchen, shower room, enclosed rear garden with patio and lawn, plus a good-sized garage offering useful storage and workshop space.

The property is approached via a paved pathway with artificial lawn and planted borders. A paved area leads to the covered entrance porch, which has an outside light and a blue front door with decorative glazed panels.

ENTRANCE HALL Accessed via the front entrance door with decorative glazed panels, the welcoming entrance hallway features fitted carpeting, neutral décor, a radiator and recessed ceiling spotlights. A carpeted staircase with wooden handrail rises to the first-floor landing, whilst doors provide access to the living room, dining room and ground floor cloakroom.

CLOAKROOM Fitted with a low-level WC and pedestal wash hand basin with mixer tap. Part-tiled walls with decorative border, fitted carpet, wall-mounted mirror with overhead light and extractor fan.

LIVING ROOM 15' 11" x 14' 5" (4.85m x 4.39m) A spacious living room featuring fitted carpeting, neutral décor and a feature stone-effect fireplace with an inset electric fire and wooden mantel. Additional features include decorative coving, ceiling spotlights, radiators and wall-mounted shelving. Two attractive arched openings lead through to the adjoining family room, creating an open and versatile living space. There is also a useful under-stairs storage cupboard with fitted shelving, providing additional storage space.

FAMILY ROOM 14' 5" x 10' 0" (4.39m x 3.05m) Accessed through two arched openings from the living room, the family room provides additional reception space, suitable for a variety of uses. The room features fitted carpeting, neutral décor, a radiator and double-glazed windows with vertical blinds. Glazed double doors provide direct access to the rear garden, whilst the additional window allows further natural light into the room.





DINING ROOM 10' 2" x 8' 6" (3.1m x 2.59m) A separate dining room conveniently positioned adjacent to the kitchen, providing a dedicated space for family meals and entertaining. Finished with wood-effect flooring, the room offers flexibility for a variety of dining furniture.

UTILITY ROOM 7' 10" x 3' 11" (2.39m x 1.19m) A particularly useful addition to the accommodation, offering an extensive range of matching wood-effect wall and base units, drawers and generous worktop space, providing excellent storage and practicality. Further benefits include wood-effect flooring, decorative coving and a radiator cover. An adjoining recessed storage area provides additional fitted cupboards, shelving and work surfaces.

KITCHEN 7' 2" x 7' 3" (2.18m x 2.21m) A well-appointed kitchen fitted with an attractive range of wood-effect base units and drawers, complemented by contrasting work surfaces and tiled splashbacks. Integrated appliances include a Bosch double oven and four-ring gas hob with stainless steel splashback. Further features include a stainless steel sink with drainer and mixer tap, front aspect double glazed window providing natural light, radiator and wood-effect flooring. A useful recessed area provides additional worktop space and shelving.

STORE 9' 10" x 3' 11" (3m x 1.19m) A storage room with wall-mounted cupboards, shelving, coat hooks, carpeted flooring, ceiling spotlights and a double-glazed obscure glass door providing to the garden

FIRST FLOOR LANDING Carpeted landing with neutral décor, wall lighting, access to the bedrooms and loft hatch. Built-in airing cupboard housing the hot water cylinder and associated equipment, with wooden shelving providing additional storage space

BEDROOM 1 15' 11" x 11' 3" (4.85m x 3.43m) Spacious double bedroom with fitted carpet, two double-glazed windows providing plenty of natural light, radiator and ceiling fan with light. Fitted wardrobes with mirrored doors provide ample hanging and shelving space.

BEDROOM 2 9' 3" x 8' 11" (2.82m x 2.72m) Double bedroom with neutral décor, fitted carpet, double-glazed window with curtains and vertical blinds, radiator and ceiling light. Built-in wardrobes providing hanging and shelving space.

BEDROM 3 9' 3" x 6' 9" (2.82m x 2.06m) Single bedroom with blue décor, fitted carpet, double-glazed window with curtains and vertical blinds, radiator and ceiling light. Built-in wardrobe providing hanging and shelving space.

SHOWER ROOM Fully tiled shower room with a corner shower enclosure and sliding glass doors, pedestal wash hand basin and low-level WC. Dark tiled flooring, chrome heated towel rail, frosted double-glazed window with roller blind and ceiling light.

REAR Enclosed rear garden with a spacious paved patio area, ideal for outdoor seating and entertaining. A section of artificial lawn is surrounded by established shrubs and planting. The garden also benefits from a timber shed, fenced boundaries and a paved side access pathway.

GARAGE 17' 10" x 8' 4" (5.44m x 2.54m) Good-sized garage with concrete flooring, exposed brick and block walls, overhead lighting and useful fitted shelving. There is also a workbench area, additional storage space and a rear access door.



