

Floor 1



Total Area Approx 1041.00 sq ft

4 Ivory Place, Brighton, BN2 9QE

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

£450,000 Freehold

4 Ivory Place Brighton, BN2 9QE

Centrally located, off the beaten track, within easy walking distance of the North Laine and Brighton Station.

A terraced house which is currently in use as a five-bedroom HMO, being sold with no onward chain and vacant possession. The property would easily revert to a family home with four bedrooms and two reception rooms and a west-facing garden, generously sized for this location. Requires cosmetic updating, ideal for those looking for a blank canvas to put their own stamp on. Close proximity to Kemp Town, Brighton Seafront and everything that the city centre has to offer.

Approach

Planted borders to front, street entrance.

Entrance Hall

Understairs storage cupboard.

Separate WC

Low-level WC, wash hand basin with tiled splashbacks.

Living/Dining Room

4.91m x 3.93m (16'1" x 12'10")
Natural wood floor, window to front, feature fireplace, recessed shelving.

Bedroom/2nd Reception Room

3.49m x 3.33m (11'5" x 10'11")
Fitted carpet, window to rear.

Kitchen

3.07m x 2.68m (10'0" x 8'9")
Range of units at eye and base level, square edge worktops with tiled splashbacks, stainless steel sink with mixer tap, spaces for appliances, wall-mounted 'Glow Worm' combi boiler, door to rear garden.

First Floor Landing

Entrance to loft space, fitted carpet, side window.

Bedroom

3.74m x 2.74m (12'3" x 8'11")
Window overlooking rear garden, fitted carpet, built-in recessed wardrobes, wash hand basin.

Bedroom

2.70m x 4.26m (8'10" x 13'11")
Dual aspect with windows to front and rear, fitted carpet, built-in wardrobes.

Bedroom

2.73m x 3.95m (8'11" x 12'11")
Window to front, fitted carpet, built-in recessed wardrobes.

Bedroom

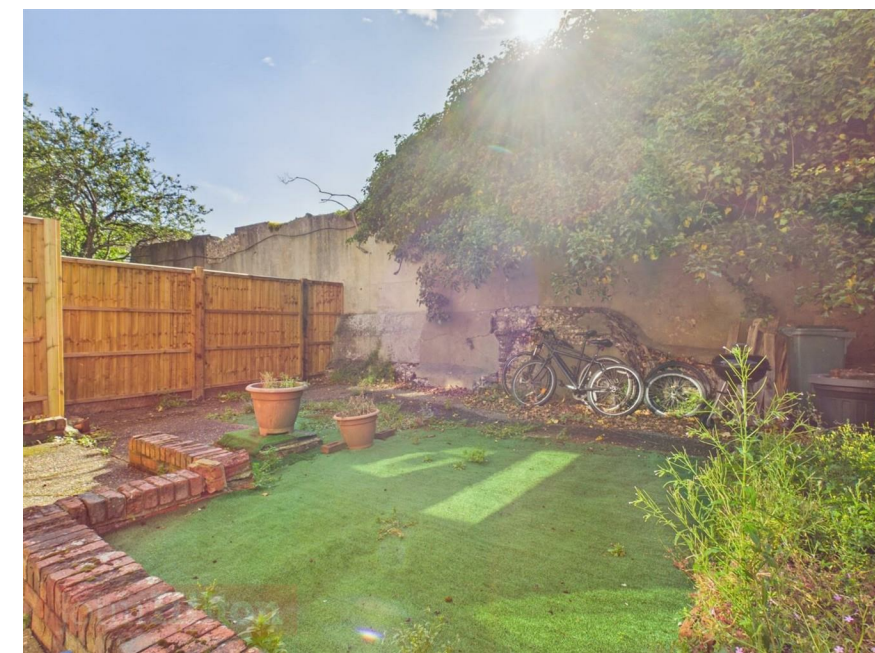
2.41m x 3.02m (7'10" x 9'10")
Window to front, fitted carpet, built-in wardrobe.

Bathroom

White suite comprising panel-enclosed curved bath with shower mixer tap, wash basin, low-level WC, heated towel rail, fully tiled walls.

Rear Garden

Large west-facing patio garden with section of artificial grass, fenced and walled boundaries.



- Central Location
- Off the Beaten Track
- Currently Used as Five-Bed HMO
- Would Easily Revert to Four-Bed Family Home
- Generously Proportioned Accommodation
- Good Sized West-Facing Garden
- Requires Cosmetic Updating
- Short Walk to Brighton Station
- Close to Kemp Town & Beach
- NO ONWARD CHAIN

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(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	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: C