

# JohnHilton

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Est 1972



Floor 1

Total Area Approx 1041.00 sq ft



4 Ivory Place, Brighton, BN2 9QE

To view, contact John Hilton:  
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## £450,000 Freehold

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## 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
- Being Sold with Vacant Possession
- NO ONWARD CHAIN

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 84        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 65        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Council Tax Band: **C**