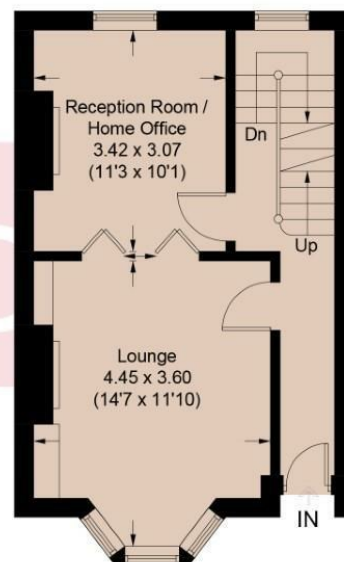


Brading Road, Brighton, BN2 3PE

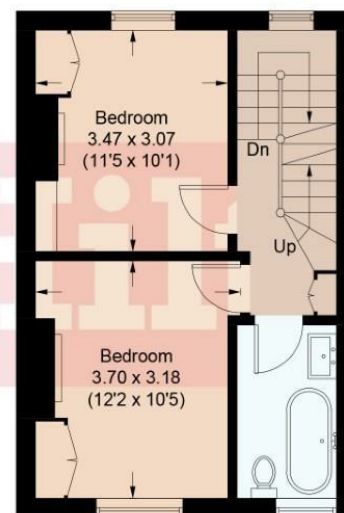
Approximate Gross Internal Area = 134.4 sq m / 1447 sq ft
(Including Eaves Storage)



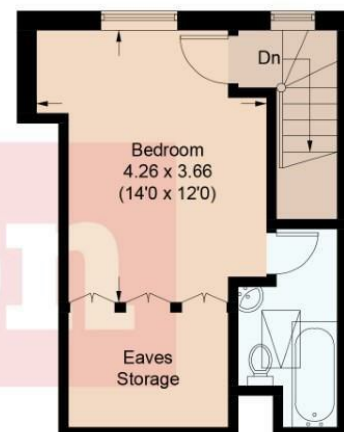
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 1447.00 sq ft

1 Brading Road, Brighton, BN2 3PE

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

Offers In Excess Of £650,000 Freehold



1 Brading Road Brighton BN2 3PE

Located in the popular Elm Grove district of Brighton, this delightful three/four-bedroom end-terrace house spans an impressive 1,447 square feet, with accommodation arranged over four floors and two separate street entrances.

A substantial open-plan living space occupies the entire lower ground floor, comprising a living area, dining area and kitchen, with engineered wood flooring throughout, French doors that open onto the rear garden and a bay window to the front ensuring plenty of natural light. The modern kitchen is fitted with a range of units at eye and base level and solid wood worktops, range oven, integrated dishwasher and Butler sink, and there is also a convenient separate WC with space and plumbing for a washing machine.

On the ground floor there are two further reception rooms which are interconnected via bi-fold doors, both having feature fireplaces and LVT (luxury vinyl tile) flooring, while to the first floor you have two bedrooms, both with period fireplaces, recessed built-in cupboards and newly laid carpet, alongside the family bathroom with freestanding claw-foot bath, wash basin, WC and feature tiled floor.

The principal bedroom suite occupies the second floor with wood flooring throughout, full-width wardrobes, substantial eaves storage and an en-suite bathroom comprising bathtub, wash basin with cupboard below and WC.

A level west-facing garden completes the property, with a paved patio area, level lawn with well-stocked raised borders, a further patio area and a garden shed.

The well-designed layout enhances the flow of the property, making it both functional and welcoming; this is a wonderful opportunity to acquire a spacious and versatile family home in one of Brighton's most sought-after locations.

Brighton is renowned for its vibrant culture, stunning seafront, and excellent amenities, and this property is ideally situated to take advantage of all that the area has to offer. With local shops, schools, and parks within easy reach, and just a short drive or 20-min walk from Brighton Railway Station, this home is perfect for families and professionals alike.

Don't miss the chance to make this charming property your own!



- Substantial Victorian Family Home
- Two Street Entrances
- Three/Four Bedrooms
- Principal Bedroom with En-Suite
- Two Bathrooms Plus Additional WC
- Practical & Flexible Accommodation
- West-Facing Lawned Garden
- Well-Presented End-of-Terrace
- Popular Residential Area, Close to Local Amenities & Schools
- Easy Access to Brighton Station & City Centre

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(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**