

PHILLIPS & STILL



Kipling Avenue, Brighton, BN2 6UD

Asking Price of £375,000

- An Extended & Refurbished Mid Terrace Family Home
- Beautifully Presented With Two / Three Double Bedrooms
- 20ft Lounge / Diner
- Superb Extended Refitted Kitchen / Breakfast Room

- Stunning South Facing Private Rear Garden
- Garage & Off Road Parking
- Popular Residential Location In East Brighton Close To Schools & Shops
- Refitted Ground Floor Bathroom & Two Loos



Property Description

This beautifully presented, fully refurbished and extended mid terrace house offers two / three double bedrooms and is located in a highly sought after residential location of East Brighton on a bus route with frequent reliable services and within walking distance of local shops and schools catering to all ages.

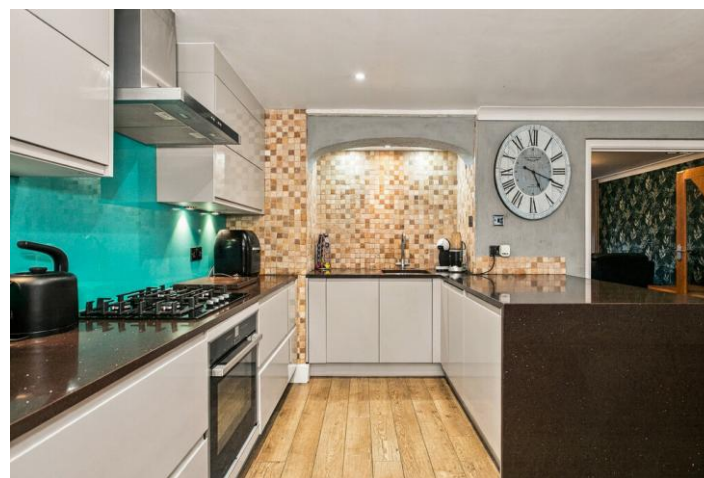
The house has some wonderful views over Brighton and out to sea, and it is just a 2 mile walk to the seafront itself, 1/2 mile to the Sussex downs ideal for dog owners and a 10 min car / bus journey into the City centre!

You approach the house through a charming, enclosed front garden and once inside accommodation comprises of entrance porch opening into the entrance hall, a large refitted shower room with W.C., a fantastic 20ft lounge / diner overlooking the front and a stunning extended kitchen / breakfast room to the rear. No expense was spared when refitting the kitchen with round edged granite work surfaces, built-in appliances and high gloss wall & base units. From here you have access onto the fabulous multi-tiered private rear garden.

With three levels maximising the useability, it is South facing so a wonderful sun trap and the perfect setting for those summer garden parties, family barbeques and al fresco dining whenever you fancy! It is fully enclosed so safe for children and pets, and has rear gated access and access to the garage.

To the first floor of the house are two impressive double bedrooms and a third room currently used as a dressing room with W.C. There is plumbing in place to easily change it into a first floor bathroom and it has also been a third bedroom so depending on your what your family needs, it can be changed accordingly. Other houses in the road have also created further bedrooms by dividing the lounge / diner as it is so spacious!

As well as the garage, there is off road parking to the rear of the house topping off this dream family home!





Accommodation

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

REFITTED SHOWER ROOM

With W.C.

20FT LOUNGE / DINER

20' 11" x 10' 11" (6.38m x 3.33m)

With doors opening to:

EXTENDED KITCHEN / BREAKFAST ROOM

17' 5" x 11' 2" (5.31m x 3.4m)

Opening onto the rear garden

FIRST FLOOR

LANDING

With hatch to boarded loft space

BEDROOM ONE

13' 5" x 9' 8" (4.09m x 2.95m)

With a built-in cupboard

BEDROOM TWO

10' 11" x 9' 2" (3.33m x 2.79m)

DRESSING ROOM / BEDROOM THREE

With extensive fitted wardrobes, sink and W.C.

OUTSIDE

FRONT GARDEN

PRIVATE SOUTH FACING REAR GARDEN

GARAGE & OFF ROAD PARKING

To the rear of the house

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Approximate Gross Internal Area = 90.2 sq m / 971 sq ft

Garage = 11.6 sq m / 125 sq ft

Total = 101.8 sq m / 1096 sq ft



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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