

Jevington Drive, Brighton, BN2 4DG

Approximate Gross Internal Area = 147.7 sq m / 1590 sq ft
 Outbuildings = 37.2 sq m / 400 sq ft
 Total = 184.9 sq m / 1990 sq ft

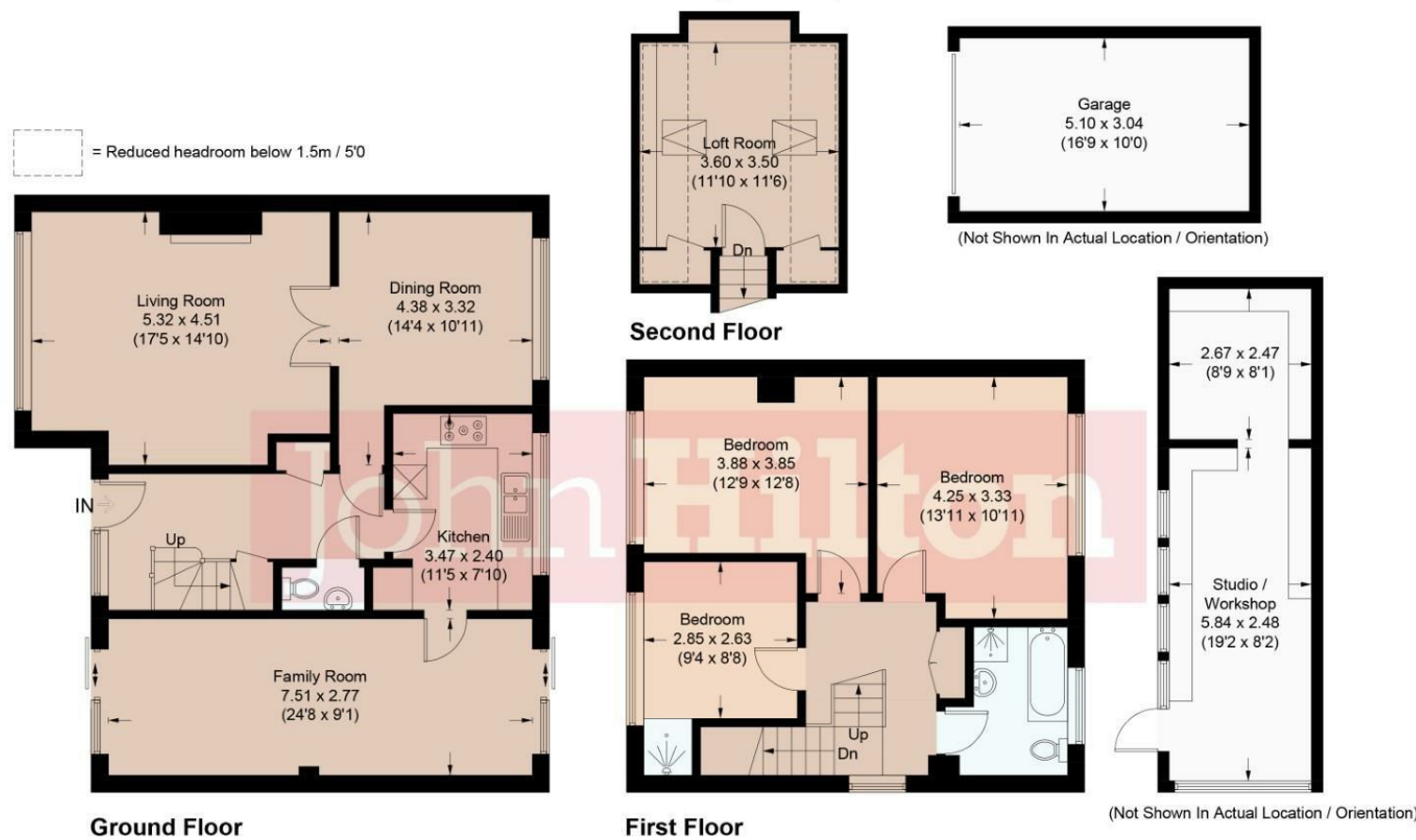


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2026



Total Area Approx 1590.00 sq ft

60 Jevington Drive, Brighton, BN2 4DG

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

£525,000 Freehold



John Hilton



John Hilton

Approach
Shared driveway leading to garage. Sloping front garden, some laid to lawn with mature shrubs. Steps with outside light ascend to covered front terrace laid to terracotta paving and decked sun terrace with delightful outlook towards woodland. Covered entrance with outside light.

Entrance Hall
Stairs ascend to first floor landing with understairs storage cupboard. Built-in cupboard with shelving, radiator and engineered wood flooring.

Ground Floor Cloakroom
Pedestal wash hand basin with mosaic tiled splashback, low-level WC, wall-mounted mirror, dado rail, directional spotlights, extractor fan.

Dining Room
3.36 x 3.39 (11'0" x 11'1")
Double-glazed window overlooking garden. Radiator, coved ceiling, obscure glazed multi-pane French doors opening into:

Living Room
5.16 x 4.33 (16'11" x 14'2")
Wide double-glazed window to front offering elevated view towards Wild Park and downland. Radiator, coved ceiling, three wall-mounted lights, feature fireplace with gas fire, ornate timber surround and marble inset and hearth.

Kitchen
Double-glazed window overlooking rear garden. Fitted kitchen in traditional Shaker style with deep pan drawers, integrated dishwasher and washer/dryer and eye-level double electric oven. Granite work surfaces, one-and-a-half bowl ceramic sink with drainer and mixer tap, and five-ring Smeg gas hob with extractor fan over. Wall-mounted cupboard housing 'Alpha' boiler, further built-in recessed storage cupboard, inset downlights and engineered wood flooring.

Family Room
7.31 x 2.76 (23'11" x 9'0")
Dual aspect with double-glazed sliding patio door to front terrace, and further double glazed sliding patio door to rear garden. American-style fridge-freezer, inset downlights, two radiators, engineered wood flooring and coved ceiling.

First Floor Landing
Double-glazed window to side offering elevated views. Stairs ascend to boarded loft room, double doors open into airing cupboard with hot water tank and slatted shelving for storage, radiator.

Bathroom
Obscure double-glazed window to rear, low-level WC, tile-enclosed bath, pedestal wash basin with mixer tap and wall-mounted mirror with glass shelf above, shower enclosure with thermostat shower and hand-held shower attachment. Part-tiled surround, directional spotlights, wood laminate flooring, radiator with heated towel rail.

Bedroom
3.34 x 4.24 (10'11" x 13'10")
Wide double-glazed window overlooking garden. Radiator, coved and textured ceiling, built-in book shelving with low-level cupboard under.

Bedroom
3.88 x 3.11 (12'8" x 10'2")
Wide double-glazed window to front offering elevated widespread views towards Wild Park and downland, radiator, coved and textured ceiling.

Bedroom
2.87 x 2.67 (9'4" x 8'9")
Wide double-glazed window to front offering elevated widespread views towards Wild Park and downland, radiator, coved and textured ceiling, directional spotlights, shower enclosure with wall-mounted electric shower, fully-tiled surround and hand-held shower attachment.

Boarded Loft Room
3.36 x 3.60 (11'0" x 11'9")
Two double-glazed timber-framed Velux skylights offering views over the rear garden and elevated views to the front, both with fitted retractable black-out blinds. Generous amount of built-in storage comprising twin wardrobes and a range of floor-mounted hanging cupboards to either side, radiator and inset directional eyeball spotlights.

Rear Garden
Tiered garden comprising a narrow patio with outside water tap and rainwater butt, and concrete steps up to two further levels with well-stocked flower borders to either side. Mid-level mainly laid to lawn with stone brick wall surround, flower borders, and raised, decked terrace. Steps continue up to grass verge with forward-facing downland views.

Insulated Workshop
Power and lighting with windows to front and side, offering forward-facing downland views.

Garage
Up-and-over door, power and lighting.



John Hilton



John Hilton



John Hilton



John Hilton

Perfectly positioned directly opposite woodland, handy for dog walks and ideal for those seeking a peaceful, tucked away setting with bus services nearby. This incredibly spacious, extended, 1963 semi-detached family home occupies a generous plot on this much favoured road with wonderful widespread far-reaching views towards countryside. This family home offers three double bedrooms plus a well-equipped boarded loft room with Velux windows, built-in wardrobes, power and lighting. Well-proportioned accommodation includes a generous hallway, formal living room and separate dining room on the ground floor, alongside a well-fitted kitchen with integrated appliances and granite work surfaces, which connects to a further dual aspect family room. To the first floor there are three double bedrooms, bathroom and a flight of steps offering access to the loft room. Externally, there are mature, beautifully maintained gardens to the front and rear, as well as the front-facing covered terrace. Additional benefits include a full-width insulated workshop/studio and an integral garage, both with power and lighting, and CCTV alarm system.

- Directly Opposite Woodland
- Semi-Detached & Generously Sized
- Integral Garage
- Side Extension
- Large Workshop / Studio
- Widespread Views
- Three Double Bedrooms
- Boarded Loft Room
- Mature Front & Rear Gardens
- Premier Road Within a Popular Residential Area



John Hilton

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(102 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(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: D