



Thompson Road, BN1
Guide Price £375,000

ASTON
VAUGHAN

INTRODUCING

Thompson Road, BN1

4 Bedrooms | 1 Bathroom | 1 Reception Room
909 sq ft | Free On Street Parking & Garage

Brimming with potential to add value in an area remarkably close to the city centre, this deceptively spacious, four-bedroom family home is a real gem. It has been a popular rental property for sharers as it sits close to the Brighton and Sussex University campuses, but equally for professionals who appreciate the location with excellent bus and train routes into Brighton City Centre and the mainline station.

This property resides in the popular suburb of Hollingdean, close to good schools which have invited families to live here for many years creating a welcoming sense of community. Built on one of Brighton's famous hills, it enjoys panoramic views to the east, taking in the rolling hills of the South Downs, then over the city landscape to the sea, reminding you how perfectly placed the city is between the coast and the countryside.

Much of this area was built up in the post war era, so this house bears the archetypal clean lines of the 1950s. It sits at the end of a short terrace, elevated from the street above a garage and a leafy front garden. Steps rise to the front door which opens to the entrance hall where there is space to hang coats. To the right is the first reception room looking out to the leafy garden and across the roofline opposite to open views and skylscapes. There is ample space in here for soft furnishings, while there is a second reception to the rear (currently bedroom four) with space for formal dining alongside the kitchen. The entire ground floor has scope for reconfiguration to open one room to another creating a family kitchen diner or through living and dining room if need be.





Perfectly functional, the kitchen has classic white cabinetry and space for freestanding appliances including a gas cooker and a washing machine, although value could certainly be added in here with modernisation. A door leads out to the garden where a short patio has space for a table and chairs, or the west facing garden has a raised area of lawn, once again, ripe for landscaping.

Upstairs, there are three further bedrooms, two of which sit to the front of the house where views over the city come into their own. Facing east, the morning light is exquisite, and the skies light up with stars at night. The bathroom is simply designed in white with a shower over the bath.







Vendors' Comments:

"This has been an excellent rental property for many years, and it could continue to be, or it would make a fantastic family home with huge scope to extend and renovate. The area has plenty of conveniences and you can walk to both Fiveways and the North Laine in 20 minutes – or jump on the number 50-bus into the city centre."

Education:

Primary: Hangleton Primary, St Joseph's RC

Secondary: Varndean, Dorothy Stringer, Cardinal Newman RC

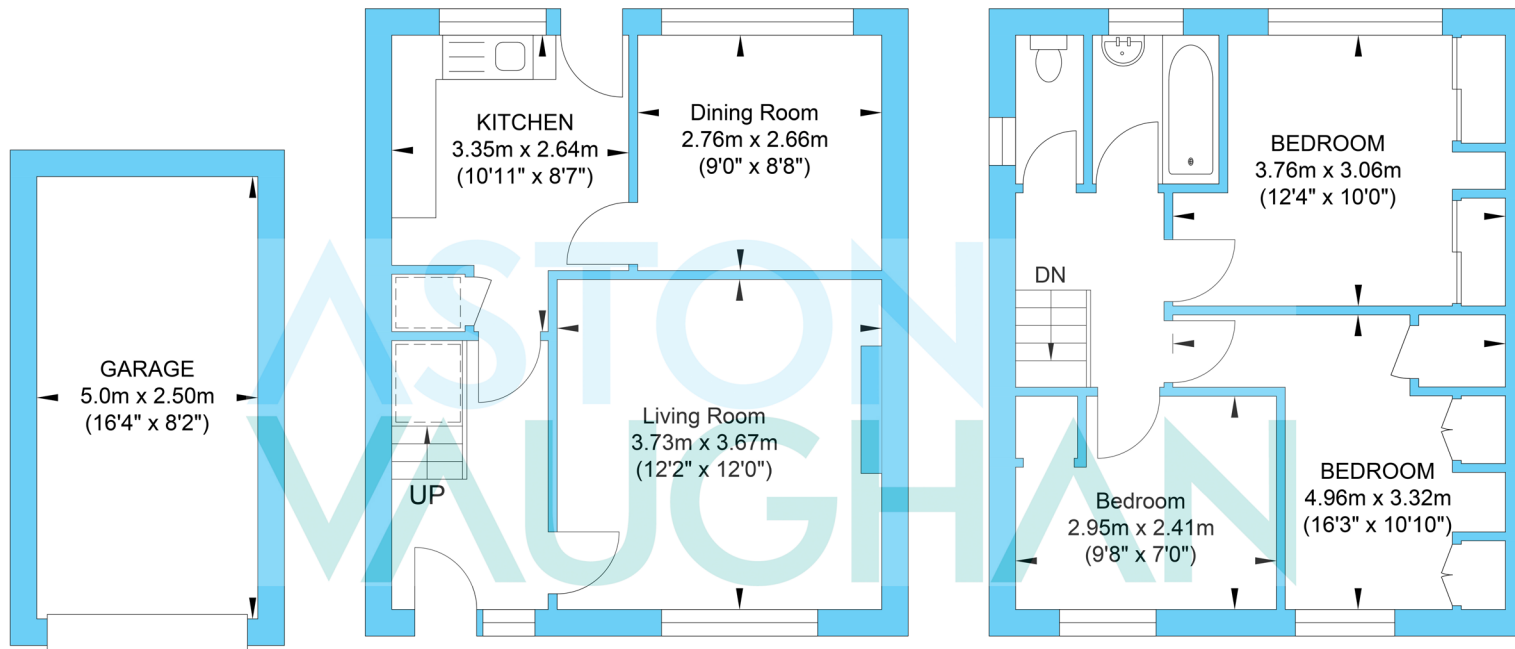
Private: Brighton College and Prep.

Good to Know:

This generous end of terrace house is perfectly situated in a popular area with lots of local shops and parks nearby. The Dip and Crestway Shops have every amenity and the 50 bus passes close to the house every 15-minutes taking you into the city and beyond. Of all the suburbs, Hollingdean sits closest to the city with Brighton's North Laine just 25-minutes on foot. Moulsecoomb Station is also within walking distance for university commutes, or just two-stops into Brighton where there are restaurants, museums, theatres and more. With a garage and ample free parking it is easy to commute by car with the A27/A23 less than 10-minutes away and the countryside is easily accessible for dog walks, rambling, running and cycling. It's no wonder so many people are moving here.



Thompson Road



Garage
Approximate Floor Area
134.54 sq ft
(12.50 sq m)

Ground Floor
Approximate Floor Area
387.50 sq ft
(36.0 sq m)



First Floor
Approximate Floor Area
387.50 sq ft
(36.0 sq m)

Approximate Gross Internal Area (Including Garage) = 84.5 sq m / 909.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.