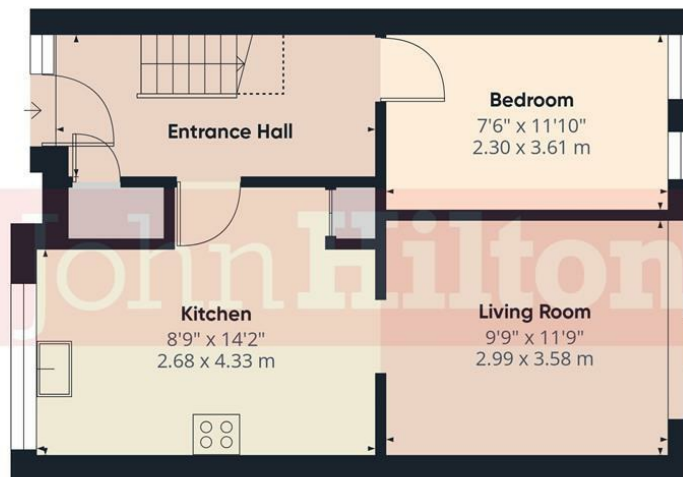


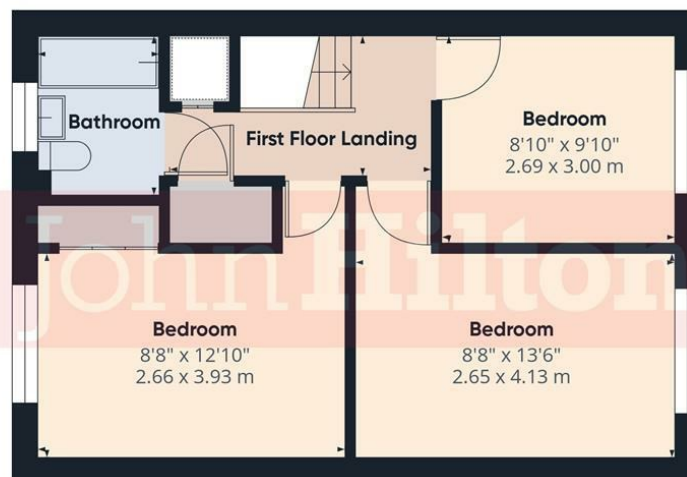
# John Hilton

# John Hilton

Est 1972



Ground Floor



Floor 1

Total Area Approx 882.00 sq ft



2 Egginton Close, Brighton, BN2 4QH

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
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01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

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## 2 Egginton Close Brighton, BN2 4QH

A deceptively spacious, modern, end-of-terrace which enjoys a quiet, tucked away position very close to Stanmer Park. Currently arranged as a four-bedroom HMO with tenants vacating August 2026, this property would similarly suit the family buyer. The property is set well back from this quiet close by its deep lawned front garden and benefits from an off-road parking space. Internally, the property is currently arranged as kitchen, living room, bedroom and WC to the ground floor, alongside three comfortable double bedrooms and family bathroom to the first floor. The ground floor bedroom and living area could easily be united to create a larger living space for the family buyer. The sunny rear garden faces South and is laid to lawn with mature trees. Most recent updates include a modern, refitted kitchen and refitted combination boiler, and the windows were replaced in 2021 with a 10-year guarantee.



### Approach

Off-road parking space for one vehicle. Front garden laid to lawn with pathway leading to covered entrance with double-glazed front door and full-height side panel, opening into:

### Entrance Hall

Stairs ascend to first floor landing. Wood laminate flooring, radiator and door opening into:

### Ground Floor WC

Double-glazed window to front, WC and pedestal wash hand basin set into cupboard unit.

### Kitchen/Breakfast Area

2.68m x 4.33m (8'9" x 14'2")  
Double-glazed window overlooking front garden. Modern fitted kitchen comprising a range of matching wall and base units to include integrated double oven. Work surfaces with part-tiled splashback extend to include a four-ring gas hob alongside a one-and-a-half bowl stainless steel sink with drainer and mixer tap. Breakfast bar, space and plumbing for washing machine and under-counter fridge, radiator, vinyl flooring, cupboard housing 'Vaillant' combination boiler and further built-in storage cupboard housing electric consumer unit and electric meter. Opening through to:

### Living Room

2.99m x 3.58m (9'9" x 11'8")  
Double-glazed sliding patio doors open onto rear garden. Feature brick-built fire surround and wood laminate flooring.

### Ground Floor Bedroom

2.30m x 3.61m (7'6" x 11'10")  
Twin double-glazed windows overlooking rear garden.

### First Floor Landing

Hatch offering access into loft space, two built-in storage cupboards with slatted shelving.

### Bedroom

2.66m x 3.93m (8'8" x 12'10")  
Double-glazed window to front with radiator under, built-in double wardrobe with hanging and shelving.

### Bedroom

2.65m x 4.13m (8'8" x 13'6")  
Double-glazed window overlooking rear garden with radiator under.

### Bedroom

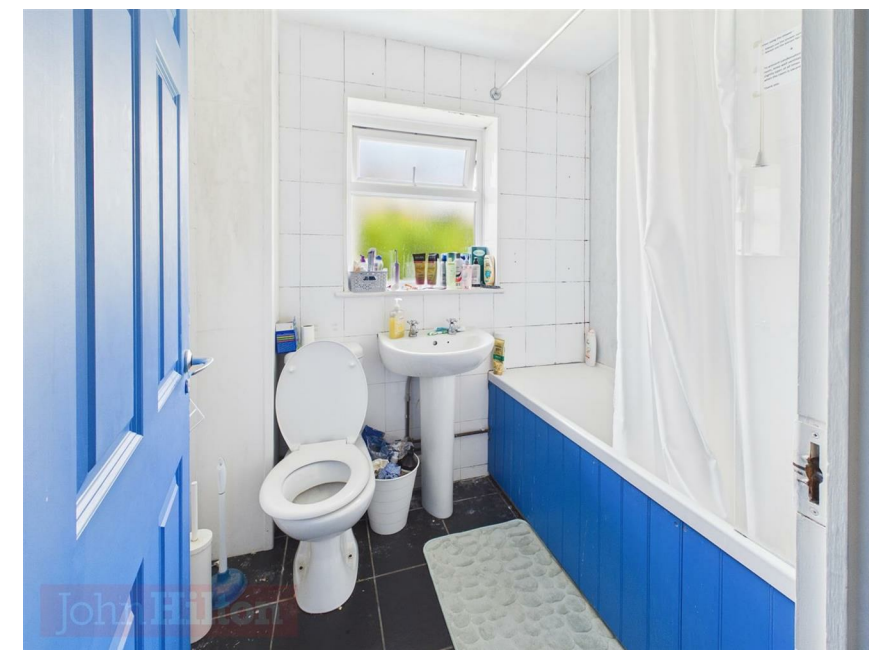
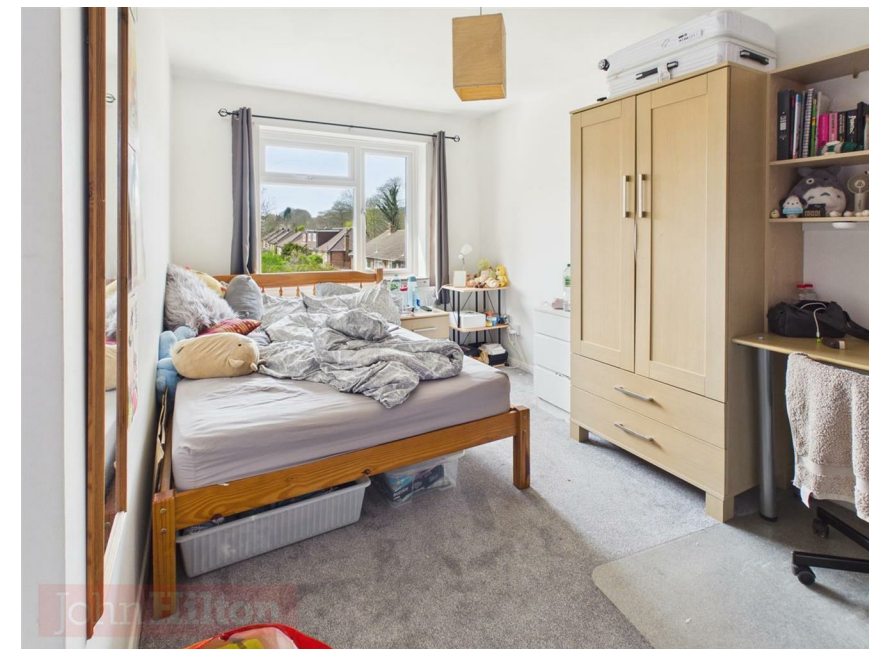
2.69m x 3.00m (8'9" x 9'10")  
Double-glazed window overlooking rear garden with radiator under.

### Bathroom

Obscure double-glazed window to front. Three-piece white bathroom suite comprising panel-enclosed bath with part-tiled and part-aqua board surround, pedestal wash hand basin and low-level WC, radiator and tiled floor.

### Rear Garden

Decked timber steps lead down to lawned garden with three mature trees, brick-built store, timber shed, and gate offering access to side passage. Fence-enclosed to all sides.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>86</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>65</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Council Tax Band: **C**

- NO ONWARD CHAIN
- Close to Stanmer Park
- South-Facing Rear Garden
- End of Terrace Family Home
- Currently Let as Four-Bedroom HMO Until August 2026
- Quiet, Tucked Away Location
- Off-Road Parking Space
- Modern Refitted Kitchen
- Refitted 'Vaillant' Boiler
- Windows Replaced in August 2021 with 10-Year Guarantee