

## Reading Road, Brighton, BN2 5NE

Approximate Gross Internal Area = 90.6 sq m / 975 sq ft

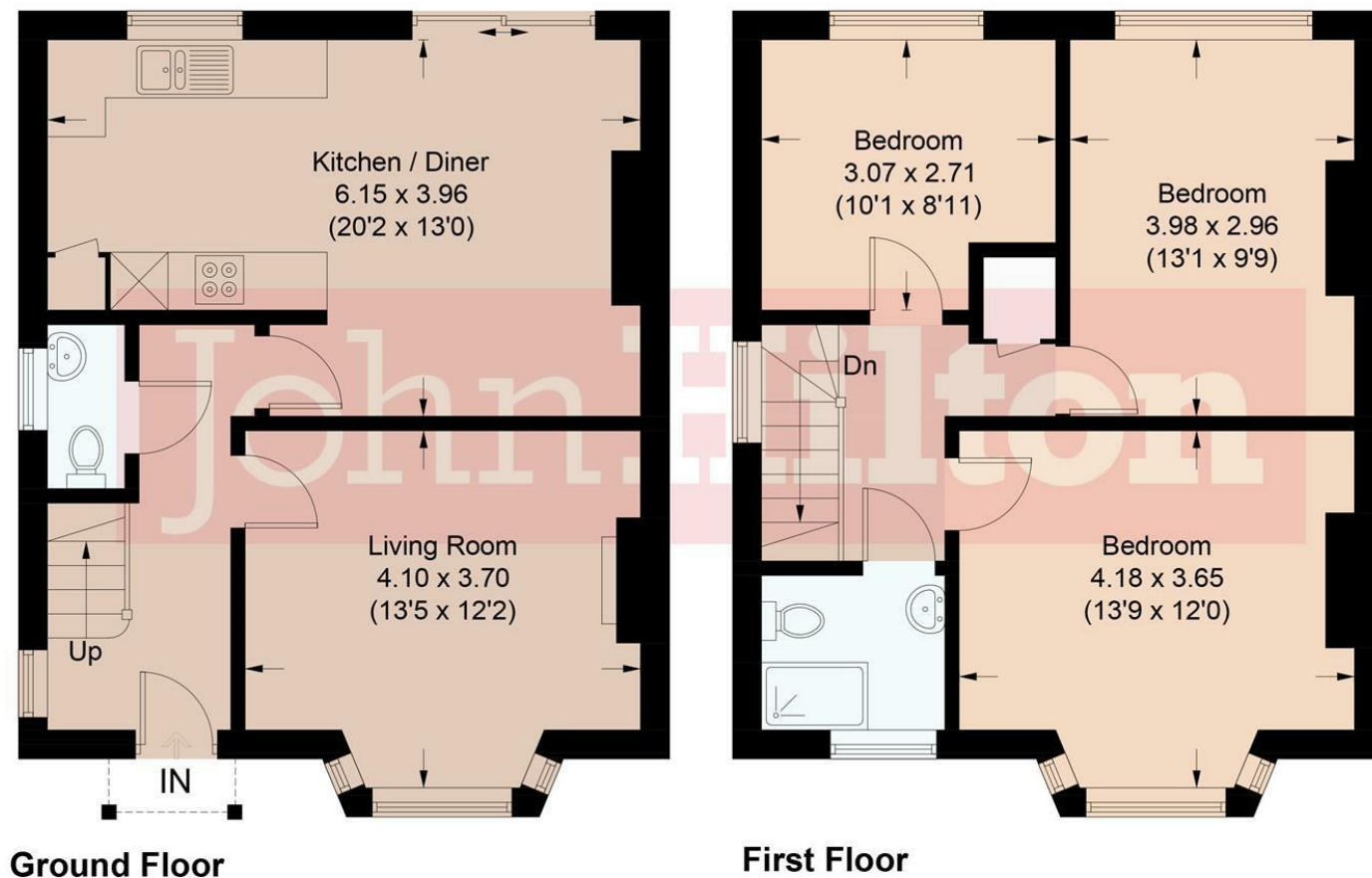


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2026



Total Area Approx 975.00 sq ft

21 Reading Road, Brighton, BN2 5NE

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Offers In Excess Of £499,950  
Freehold



John Hilton



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## 21 Reading Road, Brighton, BN2 5NE

An attractive, 1930's, three-bedroom, semi-detached house situated in a tucked away cul-de-sac location within a popular residential area. The property offers off-road parking with potential for further parking at the front and a west-facing lawned rear garden. Well presented accommodation with a sociable, family-sized kitchen/dining room with fitted kitchen including integrated appliances and patio doors from the dining area opening onto the rear garden. The separate lounge offers a tranquil space to retreat and a useful ground floor cloakroom. Upstairs there are three good-sized bedrooms, a modern shower room, and a sizeable loft with potential to convert (subject to usual consents). Located just off the foot of Wilson Avenue, close to East Brighton Park with access to delightful walks on the South Downs, the property is just a five-minute drive from Kemp Town village and the Royal Sussex County Hospital. It is also in close proximity to Brighton Marina with its array of waterside restaurants and bars, leisure facilities such as David Lloyd gym, bowling complex and cinema, plus shopping and retail outlets. The property is let until August 2026 and will be sold with no onward chain.



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### Approach

Off-road parking space, lawned front garden with walled boundaries.

### Entrance Hall

Brushed oak laminate flooring, window to side, stairs to first floor with understairs storage cupboard.

### Separate WC

Low-level WC, wash basin, obscure glazed window to side.

### Living Room

4.10m x 3.70m (13'5" x 12'1")  
Brushed oak flooring, bay window to front, fireplace. Currently in use as a bedroom.

### Kitchen/Dining Room

6.15m x 3.96m (20'2" x 12'11")

### Kitchen Area

Range of units at eye and base level, square-edged worktops with tiled splashbacks, one-and-a-half bowl stainless steel sink with mixer tap, fitted electric oven, gas hob with canopy extractor hood over. Integrated dishwasher and fridge-freezer, and utility cupboard with plumbing for washing machine. Brushed oak laminate flooring, and window overlooking rear garden.

### Dining Area

Brushed oak laminate flooring, and sliding patio doors opening onto rear garden.

### First Floor Landing

Window to side, built-in linen cupboard, access to loft space.

### Bedroom

4.18m x 3.65m (13'8" x 11'11")  
Double-glazed bay window to front, fitted carpet.

### Bedroom

3.98m x 2.96m (13'0" x 9'8")  
Double-glazed window to rear, fitted carpet.

### Bedroom

3.07m x 2.71m (10'0" x 8'10")  
Double-glazed window to rear, fitted carpet.

### Shower Room

Shower enclosure with tiled surround, hand-held shower attachment on riser and glass shower screen. Wash basin with mixer tap incorporating storage cupboard below, low-level WC, and heated towel rail.

### Rear Garden

West-facing with paved sun terrace, level lawned garden with timber shed, fenced and walled boundaries, and gated side access.



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- Attractive 1930's Three-Bedroom House
- Semi-Detached
- Off-Road Parking
- West-Facing Lawned Rear Garden
- Sociable Open-Plan Kitchen/Dining Room
- Separate Living Room
- Ground Floor Cloakroom
- Tucked Away Cul-de-Sac Location
- Popular Residential Area
- Let Until August 2026 & No Onward Chain

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
72	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: C