

## Plumpton Road, Brighton, BN2 9YL

Approximate Gross Internal Area = 73.0 sq m / 786 sq ft

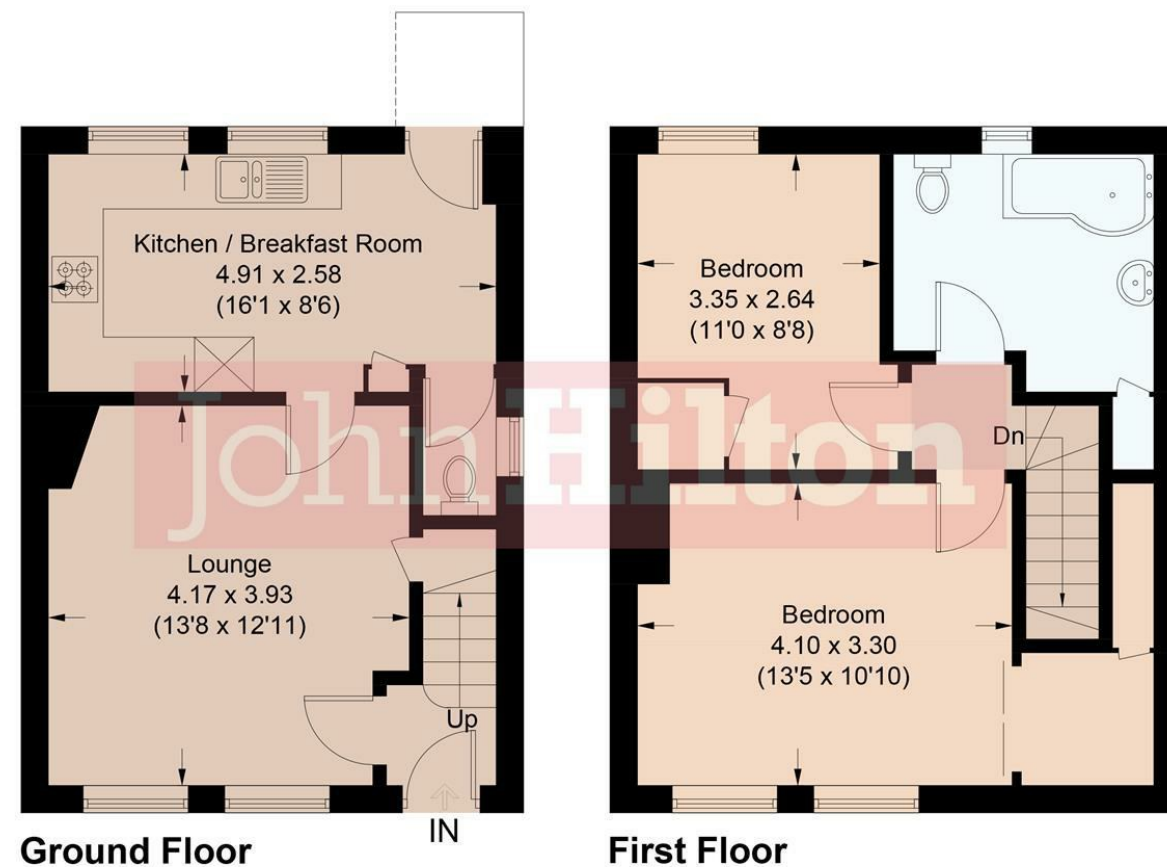


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 786.00 sq ft

3 Plumpton Road, Brighton, BN2 9YL

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**Offers In Excess Of £375,000**  
**Freehold**



## 3 Plumpton Road Brighton, BN2 9YL

Favourably positioned to the lower end of Plumpton Road, which connects to Downs Terrace, this well-presented two double bedroom older-style family home is within easy walking distance of a local convenience store, St Luke's and Elm Grove Primary schools, St Luke's swimming pool, a regular bus service and Brighton's wonderful Queen's Park. The property is considered to be in good decorative order throughout and has benefitted from a lovely refitted kitchen/breakfast room and family bathroom which has been relocated to the first floor. The front garden has been laid to block paving to now offer a handy hardstanding for two vehicles, and a low-maintenance West-facing rear garden is arranged with decked terrace with inset lighting, shed and a useful large timber-built outbuilding.



### Approach

Front garden laid to block paving offering hardstanding for two vehicles. Double glazed front door opening into:

### Entrance Lobby

Stairs ascend to first floor landing, radiator and panelled door through to:

### Lounge

4.17m x 3.93m (13'8" x 12'10")  
Twin double-glazed windows to front with fitted wide-slat Venetian blinds, coved ceiling with directional spotlights, chimney breast recess, wide-plank wood-effect laminate flooring and door into:

### Kitchen/Breakfast Room

4.91m x 2.58m (16'1" x 8'5")  
Twin double-glazed windows overlooking rear garden with fitted roller blinds, and double-glazed door onto rear garden. Modern refitted kitchen comprising a range of matching wall and base units to include integrated fridge-freezer and soft-closing drawers. Work surfaces extend to include a four-ring gas hob with oven under, alongside a one-and-a-half bowl stainless steel sink with drainer and mixer tap, part-tiled splashback, and space and plumbing for washing machine and tumble dryer. Laminate flooring, coved ceiling with inset downlights, wall-mounted ladder radiator and shallow cupboard with electric consumer unit. Door into:

### Cloakroom

Obscure double-glazed window to side, WC and electric heater.

### First Floor Landing

Hatch offering access to insulated and boarded loft space with light and pull-down ladder.

### Bedroom

4.10m x 3.30m (13'5" x 10'9")  
Twin double-glazed windows to front with fitted wide-slat Venetian blinds and radiator under. Built-in double wardrobe with mirrored fronts.

### Bedroom

3.35m x 2.64m (10'11" x 8'7")  
Double-glazed window to rear offering elevated far-reaching Westerly views towards Shoreham, with fitted Venetian blind and radiator under. Built-in cupboard housing combination boiler with slatted shelving.

### Bathroom

Obscure double-glazed window to rear. Three-piece white bathroom suite to include panel-enclosed P-shaped bath with thermostat shower over, WC and pedestal wash hand basin. Ceramic tiled floor and surround, heated towel rail, coved ceiling with inset downlights and built-in cupboard with slatted shelving.

### Rear Garden

West-facing, predominantly laid to paving, timber fence-enclosed to all sides, raised decked terrace to rear with inset lighting, timber shed, further large timber outbuilding and outside water tap.



- West-Facing Rear Garden
- Elevated Views to Rear
- Two Double Bedrooms
- Close to Queen's Park Road
- First Floor Refitted Bathroom
- Hardstanding for Two Vehicles
- Refitted Kitchen/Breakfast Room
- Ground Floor Cloakroom
- Large Timber-Built Outbuilding
- Close to St Luke's & Elm Grove Schools

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</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 |           |
|                                             |                         | <b>81</b> |
|                                             | <b>69</b>               |           |

Council Tax Band: **B**