







4 Bedroom
House - Terraced
located in Ewhurst Road, Brighton

TAYLOR
MICHAEL

44 Ewhurst Road
Brighton
BN2 4AJ


4


1


1


E

Guide price £375,000

GUIDE PRICE £375,000 - £400,000

Introduced to the market by Taylor Michael, this spacious four-bedroom terraced house on Ewhurst Road, Brighton offers versatile accommodation arranged across three floors and is offered for sale with vacant possession and no onward chain. Previously operated as an student HMO, the property presents an excellent opportunity for a variety of purchasers, including first-time buyers, growing families, those looking to upsize and investors seeking an addition to their portfolio. With approximately 1,001 sq ft of internal accommodation, the house offers generous proportions throughout and plenty of scope for a new owner to make the property their own.

A particularly appealing feature of the property is its double-fronted design, which creates a more unusual and spacious layout than many traditional terraced houses. The ground floor is home to two generous bedrooms, allowing both rooms to benefit from excellent proportions. The front bedroom measures approximately 12'0 x 10'2 and features an attractive bay window, while the rear bedroom measures approximately 12'2 x 7'10. For purchasers looking to use the property as a family home rather than retaining the existing four-bedroom arrangement, the flexibility of these rooms allows the accommodation to be adapted to suit individual requirements.

Moving down to the lower ground floor, the property opens into its principal living accommodation. The sitting room provides a generous space for sofas and additional living-room furniture. Its position away from the bedrooms creates a clear separation between the living and sleeping areas of the house, while the neutral décor provides a straightforward starting point for a new owner to introduce their own style. With vacant possession, the property also provides an excellent opportunity for buyers wanting to carry out cosmetic improvements before moving in.

The separate kitchen is also positioned on the lower ground floor and measures approximately 10'10 x 10'8. It is fitted with a range of wall and base units with worktop space, an integrated oven and hob, and space for further appliances. A window overlooking the rear provides good natural light and an outlook towards the outside space. Also located on this floor is the main bathroom with a bath and shower, together with a separate WC, providing a practical arrangement for a four-bedroom property.

The first floor provides a further two particularly generous double bedrooms, each extending across its respective side of the double-fronted house. The rooms measure approximately 12'2 x 10'4 and 12'2 x 10'0, providing excellent space for double beds, wardrobes, desks and additional bedroom furniture. Combined with the two bedrooms below, the property provides four well-proportioned bedrooms rather than relying on particularly small or compromised rooms, something that should appeal to both owner-occupiers and investment purchasers.

Outside, the house benefits from rear garden space, offering a valuable outdoor area within Brighton and further potential for a purchaser to improve and personalise. The property has previously been configured and operated as an HMO, which may make it particularly interesting to landlords and investors familiar with the Brighton rental market. Alternatively, its vacant possession, generous overall floor area and flexible three-storey arrangement provide an opportunity to create an excellent long-term residential home. Any future HMO use would, of course, remain subject to the relevant planning, licensing and regulatory requirements.

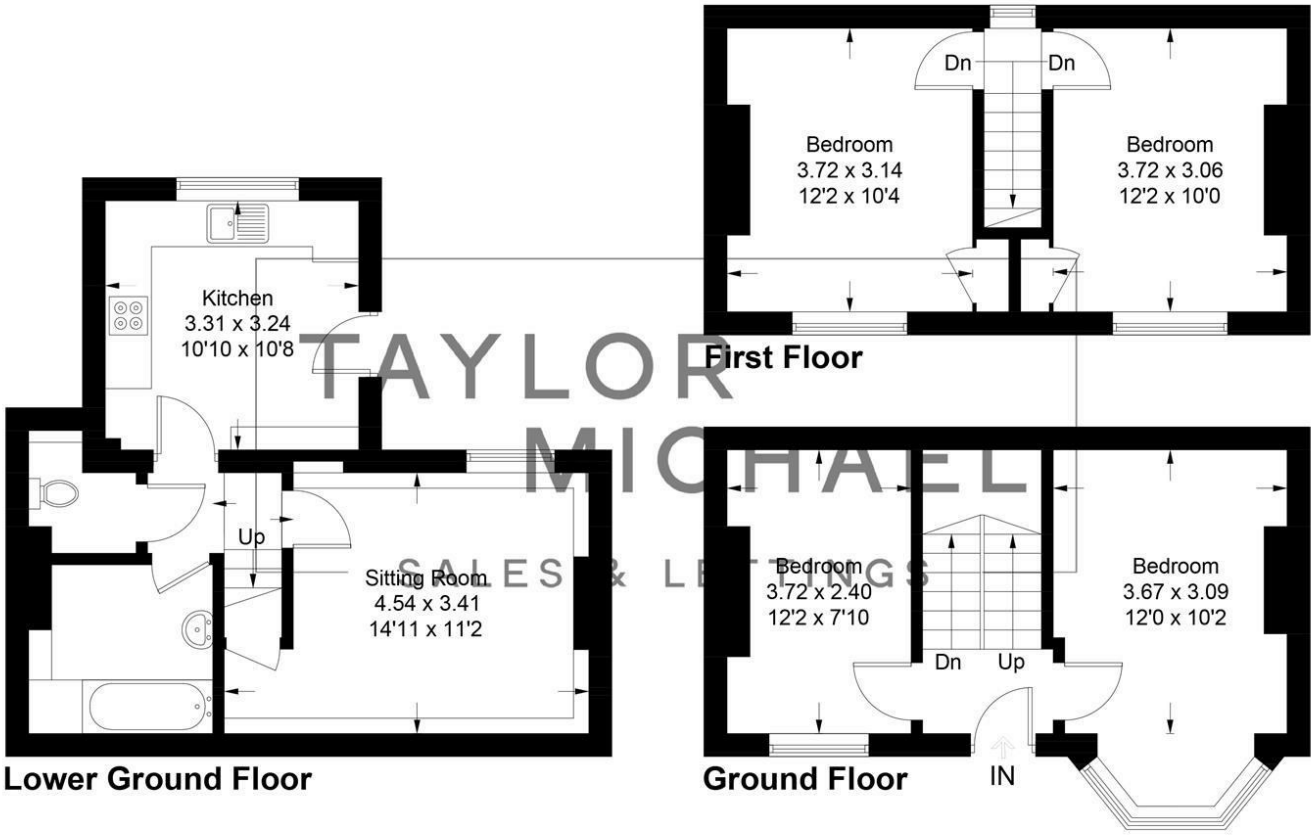
Situated on Ewhurst Road in Brighton, the property is well positioned for access to local amenities, public transport connections and the wider city, making it convenient for both residential occupiers and prospective tenants. Offered chain free and with vacant possession, the property provides the incoming purchaser with flexibility over their timescales and plans for the house. With its four bedrooms, double-fronted configuration, approximately 1,001 sq ft of accommodation, separate living room and kitchen, rear outside space and considerable potential, Taylor Michael highly recommend an internal viewing to fully appreciate the size and versatility of this Brighton home.


TAYLOR
MICHAEL
SALES & LETTINGS


TAYLOR
MICHAEL
SALES & LETTINGS

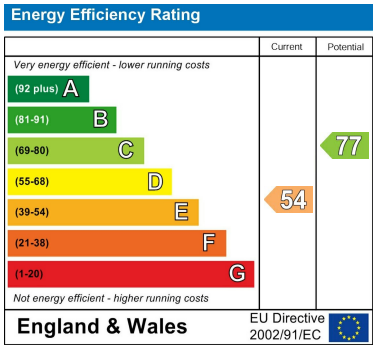
Ewehurst Road, Brighton, BN2 4AJ

Approximate Gross Internal Area = 93.0 sq m / 1001 sq ft



TAYLOR MICHAEL SALES & LETTINGS

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



DIRECTIONS

Ewhurst Road is conveniently positioned in **Brighton's Coldean area**, offering good access to both **Brighton and Sussex Universities**, as well as the **A27 for routes towards Lewes, Worthing and the wider Sussex area**. The property is within easy reach of local shops and everyday amenities, with regular bus services providing connections into **Brighton city centre and towards the seafront**. **Falmer and Moulsecoomb railway stations** are also accessible from the area, making the location particularly convenient for commuters, students and those working at the nearby universities.

CONTACT

62 Church Road
Hove
East Sussex
BN3 2FP

E: sales@taylormichael.agency

T: 01273 600 100

https://taylormichael.agency/

TAYLOR MICHAEL