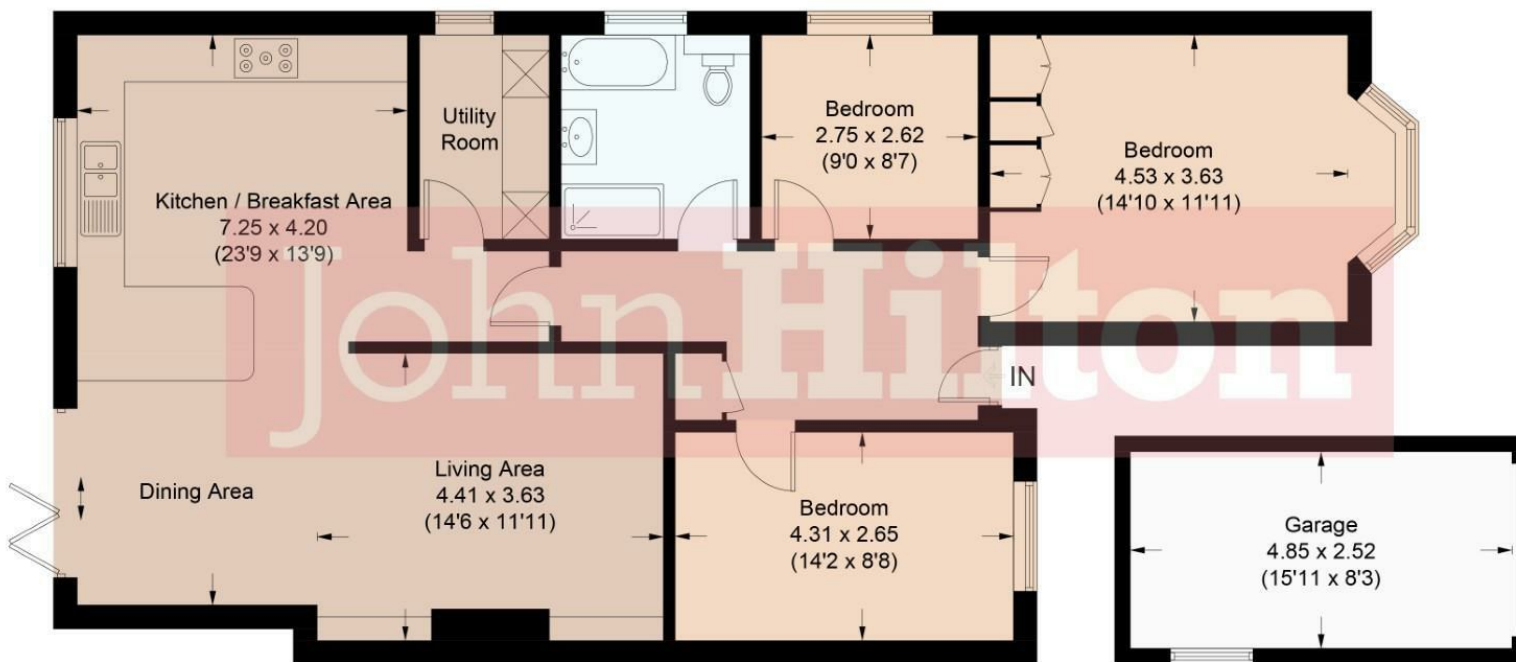


Sadler Way, Brighton, BN2 5PL

Approximate Gross Internal Area = 106.6 sq m / 1147 sq ft
Garage = 12.1 sq m / 130 sq ft
Total = 118.7 sq m / 1277 sq ft



Ground Floor

(Not Shown In Actual Location / Orientation)

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



Total Area Approx 1147.00 sq ft

3 Sadler Way, Brighton, BN2 5PL

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£550,000 Freehold



JohnHilton



JohnHilton

3 Sadler Way, Brighton, BN2 5PL

A beautifully presented semi-detached bungalow which enjoys delightful, elevated sea views to the rear. The property was extended and refurbished to a high specification between 2021-2022 and further benefits from a south-facing, lawned, suntrap garden, garage and off-street parking. Stylish interior with an amazing open-plan living space, modern fitted kitchen with breakfast bar and bi-fold doors which open out to the garden. Well laid out accommodation with three well-proportioned bedrooms and bathroom with bath and shower enclosure. Potential for further expansion with large boarded loft space with steels in place, suitable for conversion (subject to usual consents). A popular location close to Brighton Racecourse and East Brighton Park, with access to delightful walks at the end of the road onto the picturesque Sheepcote Valley and the South Downs. The property is just a five-minute drive from Kemp Town village and the Royal Sussex County Hospital, with a convenient shop just five minutes' walk away and buses into the city centre close by. 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.



JohnHilton



JohnHilton



JohnHilton

Approach

Front garden with slate-paved pathway to front door and pebble infill to either side, one side offering off-street parking. Wide shared driveway to the side, leading to garage and further off-road parking space at the rear of driveway.

Entrance Hall

Herringbone-style LVT flooring, entrance to boarded loft with fold-away ladder and light, built-in coat and shoe cupboard, coved ceiling and inset downlights.

Open-Plan Kitchen/Dining/Living Room:

Sociable space offering delightful sea views, with window to rear and bi-fold doors opening onto rear garden.

Kitchen/Dining Area

7.25m x 4.20m (23'9" x 13'9")
Modern fitted kitchen with units at eye and base level, and quartz worktops with breakfast bar overhang. Inset one-and-a-half bowl sink with mixer tap and drainer plus additional water filter tap, built-in oven and microwave, induction hob with extractor hood over, built-in wine cooler, and integrated dishwasher. Herringbone-style LVT flooring, coved ceiling, and inset downlights.

Living Area

4.41m x 3.63m (14'5" x 11'10")
Fitted carpet, chimney breast with inset display shelf, wall-mounted shelving into recesses either side, coved ceiling and inset downlights.

Utility Room

Units matching kitchen at eye level plus larder-style cupboards - one housing 'Worcester' combi boiler - spaces for washing machine and tumble dryer with quartz worktop over, herringbone-style LVT flooring, coved ceiling and inset downlights.

Bedroom

4.53m x 3.63m (14'10" x 11'10")
Bay window to front, oak laminate flooring, fitted wardrobes, coved ceiling and inset downlights.

Bedroom

4.31m x 2.65m (14'1" x 8'8")
Window to front, oak laminate flooring, coved ceiling and inset downlights.

Bedroom

2.75m x 2.62m (9'0" x 8'7")
Window to side, fitted carpet, coved ceiling and inset downlights.

Bathroom

Panel-enclosed bath with shower mixer tap, and separate walk-in shower enclosure with sliding glass door, raised shower head plus hand shower on riser, and metro tile surround. Vanity unit with drawer storage and inset wash basin with mixer tap, low-level WC, heated towel rail, tiled floor, part-tiled walls, inset downlights, extractor fan, and obscure glazed window to side.

South-Facing Garden

Timber decked steps lead to lawned garden with paved patio area, ideal for al fresco entertaining, fenced boundaries and gated side access.

Garage

4.85m x 2.52m (15'10" x 8'3")
Up-and-over door, power and light, with window to side overlooking garden.



JohnHilton



JohnHilton

- Beautifully Presented
- Elevated Views Towards the Sea
- Refurbished & Extended 2021-2022
- South-Facing Lawned Garden
- Garage
- Off-Street Parking
- Open-Plan Living Space
- Bi-Fold Doors
- Popular Location
- Easy Access to Green Open Spaces

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	78
EU Directive 2002/91/EC			

Council Tax Band: **D**