

Caledonian Road, Brighton, BN2 3HX

Approximate Gross Internal Area = 117.1 sq m / 1260 sq ft
 Store / WC = 5.8 sq m / 62 sq ft
 Total = 122.9 sq m / 1322 sq ft



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



John Hilton

Total Area Approx 1260.00 sq ft

10 Caledonian Road, Brighton, BN2 3HX

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

Offers In Excess Of £500,000 Freehold

10 Caledonian Road Brighton, BN2 3HX

A substantial late-Victorian four-bedroom terraced house with south-facing patio garden. Flexible and versatile accommodation arranged over three floors with generously proportioned rooms and two separate street entrances. Newly refreshed interior, currently arranged as four double bedrooms, two reception rooms and a shower room. Situated in a popular residential area within easy walking distance of the city centre, Brighton Station and the North Laine district, with local amenities practically on the doorstep. A spacious property which would lend itself to renting to lodgers for additional income. Being sold with no onward chain.



JohnHilton



JohnHilton

Front Garden

Patio area with flower beds, footpaths to ground floor and lower ground floor entrances.

GROUND FLOOR ENTRANCE HALL

Stairs to upper and lower levels.

Bedroom

3.65m x 3.57m (11'11" x 11'8")
Bay window to front with fitted roller blinds and timber panelling below, period coving.

Bedroom

3.66m x 2.92m (12'0" x 9'6")
Window to rear with fitted roller blind.

Shower Room

Mostly tiled with window to side, corner shower enclosure with mains shower plus hand-held shower attachment on riser, wash basin and low-level WC.

LOWER GROUND FLOOR

Separate street entrance, opening into entrance hall.

Lounge

3.66m x 3.53m (12'0" x 11'6")
Window to front with radiator under.

Dining Room

3.72m x 3.55m (12'2" x 11'7")
Window to rear, understairs storage cupboard, opening through to:

Kitchen

2.54m x 2.10m (8'3" x 6'10")
Range of units at eye and base level, worktops with tiled splashbacks, appliances included (cooker, washing machine and fridge), wall-mounted combi boiler, tiled floor. Window to side and door to rear garden.

FIRST FLOOR LANDING

Window to rear, entrance to loft.

Bedroom

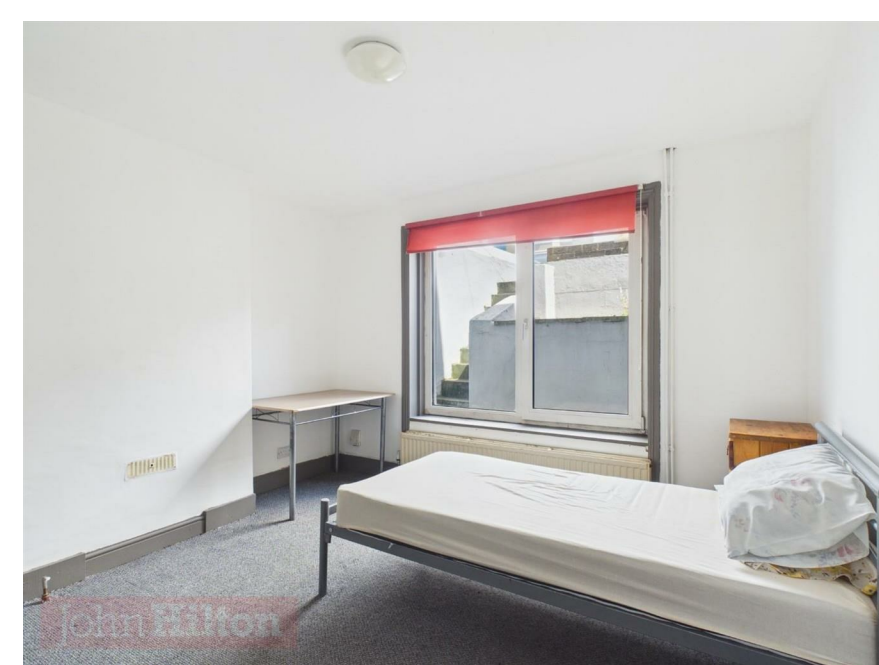
4.57m x 3.64m (14'11" x 11'11")
Bay window and additional window to front, wall-mounted heater (not tested).

Bedroom

3.72m x 2.98m (12'2" x 9'9")
Window to rear with fitted roller blind.

South-Facing Rear Garden

Patio area with raised planters, brick-built workshop, outside WC.



JohnHilton

- Substantial Victorian Property
- Four Double Bedrooms
- Two Reception Rooms
- Two Street Entrances
- Generously Proportioned Rooms
- Flexible Accommodation
- South-Facing Patio Garden
- Potential for Home & Income
- Convenient Location
- NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **D**