

Widdicombe Way, Brighton, BN2 4TJ

Approximate Gross Internal Area = 92.0 sq m / 990 sq ft

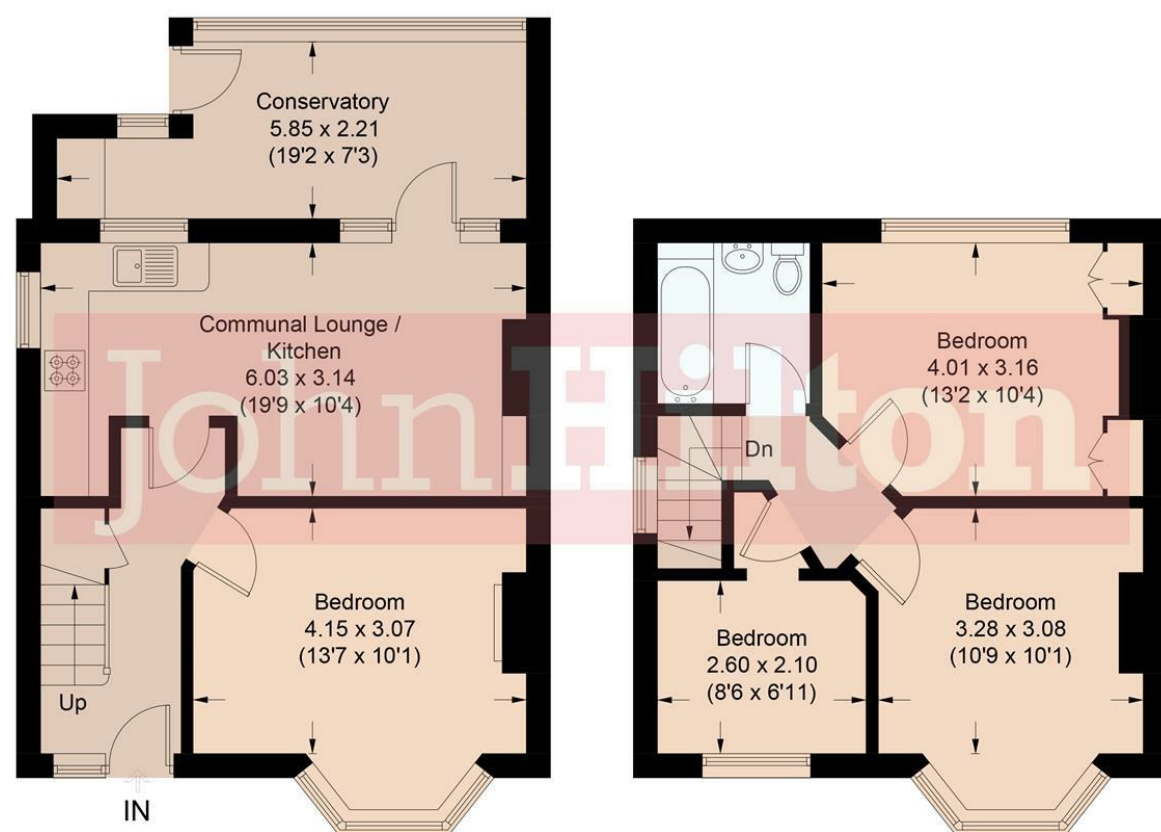


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2026



Total Area Approx 990.00 sq ft

60 Widdicombe Way, Brighton, BN2 4TJ

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 The Region Of £375,000
Freehold



60 Widdicombe Way Brighton BN2 4TJ

Approach

Hedgerow-enclosed front garden laid to 'crazy' paving with central planter, gate offering access to side passage leading to rear garden, covered entrance with double-glazed front door and glazed side panel.

Entrance Hall

Stairs ascend to first floor landing with storage cupboard under housing electric consumer unit, gas meter and electric meter, radiator.

Bedroom

4.15m x 3.07m (13'7" x 10'0")
Double-glazed bay window overlooking front garden, coved ceiling, wood laminate flooring, radiator, feature fireplace and built-in shelving into alcove.

Kitchen/Communal Lounge:

6.03m x 3.14m (19'9" x 10'3")

Kitchen Area

Double-glazed window to side and further double-glazed window to rear looking into conservatory. Fitted kitchen comprising matching wall and base units, work surface with part-metro-tiled surround extends to include a single bowl stainless steel sink with drainer and mixer tap alongside a four-ring gas hob with electric oven under and extractor fan over.

Lounge Area

Timber-framed door with windows to either side opening into conservatory, coved ceiling, radiator, shelving into alcove, wood laminate flooring and space for tall standing fridge-freezer.

Conservatory

5.85m x 2.21m (19'2" x 7'3")
Double-glazed windows to rear and door offering access onto rear garden. Polycarbonate roof, vinyl floor and utility area offering space and plumbing for washing machine and tumble dryer with work surface and cupboards over.

First Floor Landing

Hatch offering access into loft space, window to side.

Bathroom

Three-piece white bathroom suite comprising panel-enclosed bath with mixer tap and hand-held shower attachment on riser, pedestal wash hand basin and WC. Obscure double-glazed window to rear, tile and aquaboard surround, heated towel rail and vinyl floor.

Bedroom

4.01m x 3.16m (13'1" x 10'4")
Double-glazed window overlooking rear garden, radiator, built-in wardrobe, and cupboard housing 'Vaillant' combination boiler.

Bedroom

3.28m x 3.08m (10'9" x 10'1")
Double-glazed window to front, radiator and built-in wardrobes.

Bedroom

2.60m x 2.10m (8'6" x 6'10")
Double-glazed window to front offering elevated outlook with radiator under, wall-mounted shelving.

Rear Garden

Side passage access to front garden, outside water tap, patio area and area laid to lawn with flower borders, rear gated access.



Currently arranged as a four-bedroom HMO and let until 17th August 2026 at £2,179 pcm, this older style semi-detached house would similarly make a great family home and is being sold with no onward chain. Nicely nestled behind a tall hedgerow to the front, the property enjoys an elevated position in the increasingly popular Bevendean district of Brighton. Internally, the property presents in good decorative order and is arranged with one bedroom, kitchen/communal lounge and conservatory to the ground floor, and three further bedrooms and bathroom to the first floor. There is plenty of potential for improvement, alteration and extension should the property appeal to a family buyer, and there is also a well-proportioned garden to the rear.

- NO ONWARD CHAIN
- Four-Bedroom HMO
- Semi-Detached House
- Let Until 17/08/2026 at £2,179 pcm
- Bevendean
- Good Front & Rear Gardens
- Conservatory
- Potential to be a Good Family Home
- Regular Bus Service
- Close to Universities



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	88
(69-80) C	70
(55-68) D	
(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: **C**