

## Edinburgh Road, Brighton, BN2 3HY

Approximate Gross Internal Area = 116.9 sq m / 1258 sq ft

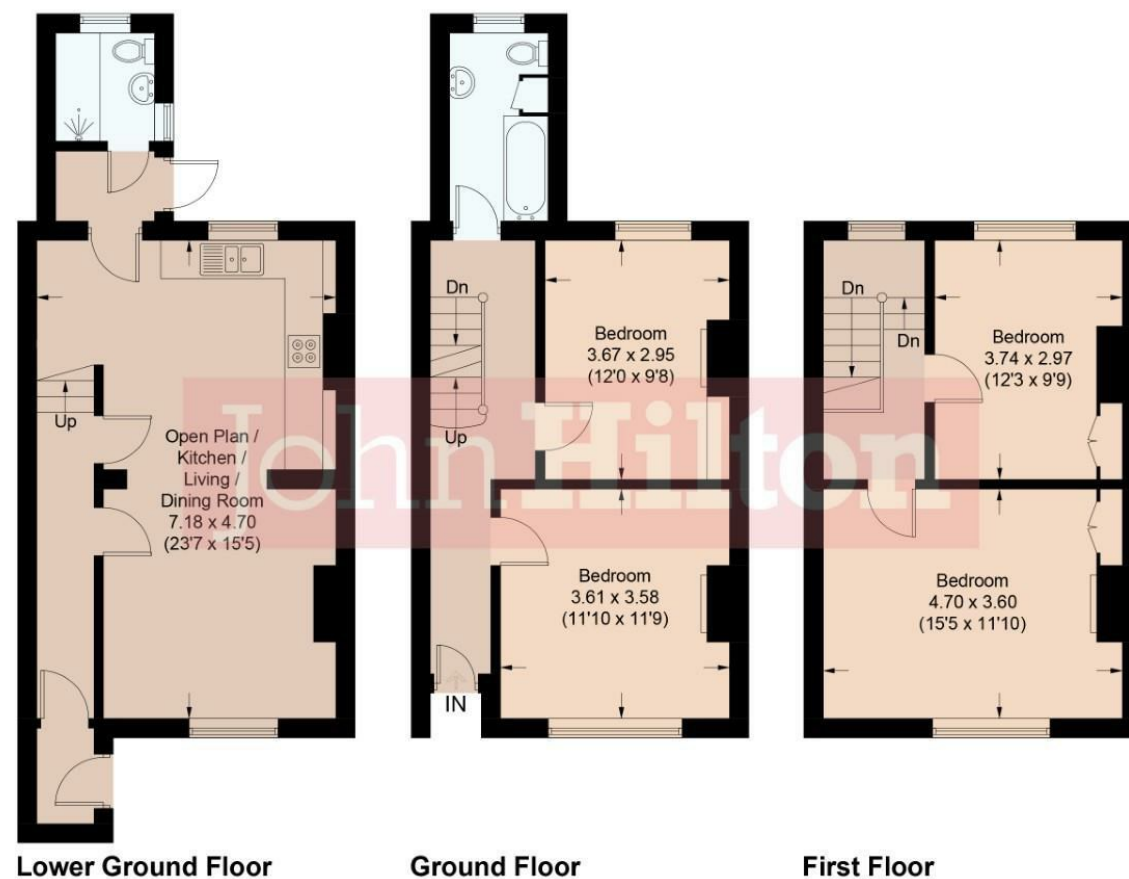


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



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Total Area Approx 1258.00 sq ft

10 Edinburgh Road, Brighton, BN2 3HY

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**Guide Price £475,000-£500,000**  
**Freehold**





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## 10 Edinburgh Road Brighton, BN2 3HY

\*\*\* GUIDE PRICE £475,000-£500,000 \*\*\*

A spacious three/four-bedroom terraced townhouse situated in a convenient location just off Lewes Road, offering flexible accommodation on three levels with two separate street entrances as well as two bath/shower rooms, open-plan kitchen/dining/living area plus an additional reception room/fourth bedroom. The property has much character with lots of natural wood and feature fireplaces as well as a two-storey rear extension enhancing the overall square meterage. Popular residential area within easy walking distance of the city centre, Brighton Station and the North Laine. Local amenities are practically on the doorstep. Being sold with no onward chain.

### Approach

Paved pathway to ground floor entrance, steps descend to lower ground floor entrance with external storage. Walled boundaries with railing to front.

### Entrance Hall

Stairs to upper and lower levels.

### Bedroom

3.61m x 3.58m (11'10" x 11'8")

Window to front, tiled fireplace. Could be used as a further reception room.

### Bedroom

3.67m x 2.95m (12'0" x 9'8")

Double glazed window to rear, built-in recessed storage cupboard.

### Bathroom

Panel-enclosed bath with central mixer tap, raised shower head over and hand-held shower attachment on riser. Tiled walls, wash basin with mixer tap, low-level WC, built-in cupboards, upper cupboard housing 'Glow Worm' boiler.

### LOWER GROUND FLOOR:

With separate street entrance.

### Entrance Hall

Tiled floor, raised built-in cupboard housing electric meter.

### Open-Plan Kitchen/Dining/Living Room:

7.18m x 4.70m (23'6" x 15'5")

### Kitchen/Dining Area

Range of modern handleless units at eye and base level. Stone worktops with metro-tiled splashbacks, inset one-and-a-half bowl sink with mixer tap, built-in oven and hob with canopy extractor hood over. Tiled floor and archway through to:

### Living Area

Window to front, tiled floor, feature fireplace.

### Utility Area

Spaces for washing machine and tumble dryer, tiled floor, door to rear garden.

### Shower Room

Large shower enclosure with raised shower head plus hand-held shower attachment on riser, wash basin with mixer tap, low-level WC and fully tiled walls.

### FIRST FLOOR LANDING:

Entrance to boarded loft.

### Bedroom

4.70m x 3.60m (15'5" x 11'9")

Window to front, tiled feature fireplace, recessed natural wood storage cupboard.

### Bedroom

3.74m x 2.97m (12'3" x 9'8")

Window to rear, recessed natural wood storage cupboard.

### Garden

Paved rear patio garden with walled boundaries.



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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	EU Directive 2002/91/EC	

Council Tax Band: **C**

- Spacious Townhouse
- Three/Four Bedrooms
- Versatile Accommodation
- Two-Storey Rear Extension
- Bathroom & Shower Room
- Lots of Natural Wood
- Feature Fireplaces
- Open-Plan Living Space
- Convenient Location
- NO ONWARD CHAIN