

Ladysmith Road, Brighton, BN2 4EF

Approximate Gross Internal Area = 67.4 sq m / 725 sq ft

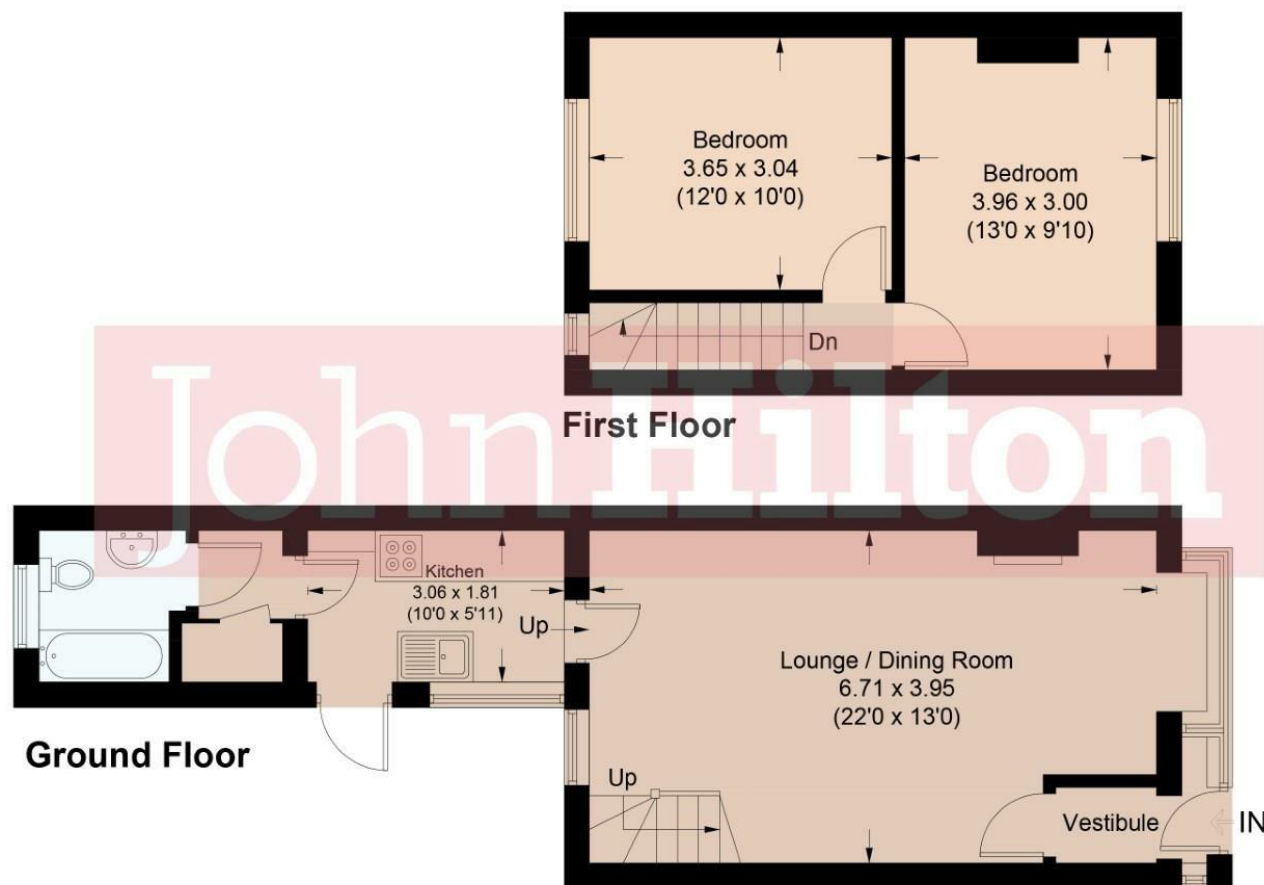


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



John Hilton

Total Area Approx 725.00 sq ft

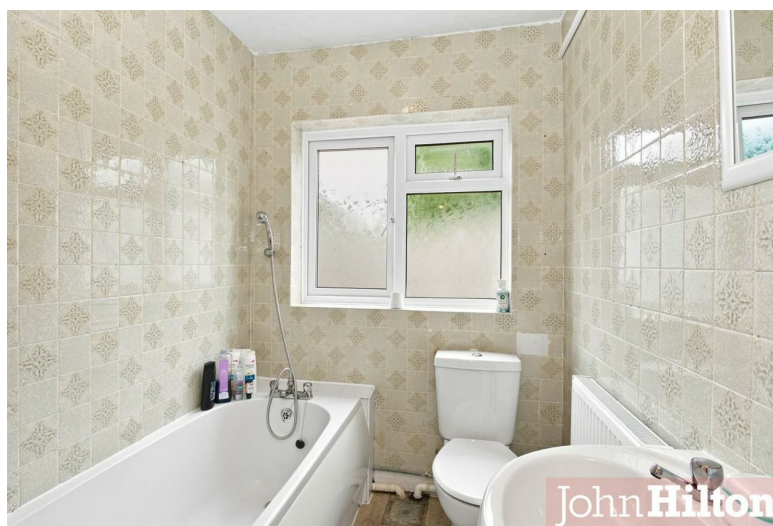
172 Ladysmith Road, Brighton, BN2 4EF

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£375,000 Freehold



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172 Ladysmith Road, Brighton, BN2 4EF

An attractive two double bedroom terraced house situated on the sought-after Ladysmith Road in Brighton, offering well-proportioned accommodation, a desirable south-facing garden and a move-in-ready finish.

As you enter, you will be greeted by an inviting open-plan lounge and dining area, perfect for both relaxation and entertaining guests. Larger than standard double-glazed windows allow lots of natural light to enter the property, and the layout creates a warm and welcoming atmosphere, making it an ideal setting for family gatherings or quiet evenings at home.

One of the standout features of this property is the low-maintenance paved south-facing garden which measures 45ft (14 meters) in length. This outdoor space is perfect for enjoying the sunshine, whether you wish to cultivate a small garden or simply relax with a book.

With its flowing layout, this terraced house is not only a practical choice but also a lovely place to call home. Located in a popular residential area with easy access to the city centre and local amenities, making it a desirable area for those looking to settle down. A great opportunity for first time buyers seeking a comfortable first home in a popular location.

Approach

Paved front garden with walled boundaries.

Vestibule

Fitted carpet.

Lounge/Dining Room

6.71m x 3.95m (22'0" x 12'11")
Square bay window to front, window to rear, fitted carpet, stairs to first floor.

Kitchen

3.06m x 1.81m (10'0" x 5'11")
Range of oak veneer-fronted units at base and eye level, worktops, spaces for appliances including tumble dryer, vinyl flooring, window to side, door to rear garden, and further door into:

Inner Hallway

Built-in cupboard housing 'Worcester' combi boiler, door into:

Bathroom

White suite comprising a panel-enclosed bath with shower mixer tap, wash basin and low-level WC, and tiled walls.

First Floor Landing

Entrance to insulated loft space.

Bedroom

3.96m x 3.00m (12'11" x 9'10")
Large double-glazed window to front, fitted carpet.

Bedroom

3.65m x 3.04m (11'11" x 9'11")
Window overlooking rear garden, fitted carpet.

South-Facing Garden

Paved sun trap, approx. 14m in length, low-maintenance with walled and fenced 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	68	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: C

- Attractive Two-Bedroom House
- 45ft (14 Meters) South-Facing Rear Garden
- Bright & Welcoming Accommodation
- Ready to Move Into
- Open-Plan Living/Dining Space
- Lots of Natural Light
- Popular Residential Area
- Convenient Access to Local Amenities & Transport Links
- Ideal First Time Buy
- Viewing Recommended