

Carlyle Street, Brighton BN2 9XW

Approximate Gross Internal Area = 123.7 sq m / 1331 sq ft



= Reduced headroom below 1.5m / 5'0"



Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024



Total Area Approx 1331.00 sq ft

38 Carlyle Street, Brighton, BN2 9XW

To view, contact John Hilton:
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Guide Price £550,000-£575,000
Freehold



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Approach

Small frontage with brick wall to front, obscure double glazed front door.

Ground Floor Entrance Hall

Stairs ascend to rear half landing and stairs descend to lower ground floor. Radiator, wood laminate flooring.

Bedroom

3.46m x 3.14m (11'4" x 10'3")
Double glazed bay window to front, radiator, wood laminate flooring.

Bedroom

3.23m x 2.89m (10'7" x 9'5")
Double glazed window to rear, radiator, ceramic tiled floor.

Rear Half Landing

Obscure double glazed door with cat flap, stairs descend to lower ground level and door opens into:

Bathroom

Obscure double glazed window to side, white bathroom suite comprising panel-enclosed bath with mixer taps and hand-held shower attachment on riser, pedestal wash hand basin, low-level WC, fully tiled surround and tiled floor.

Lower Ground Floor Landing

Doors into both bedrooms.

Bedroom

3.54m x 3.28m (11'7" x 10'9")
Double glazed window to rear, radiator, built-in storage cupboard and chimney recess shelving.

Bedroom

4.32m x 2.34m (14'2" x 7'8")
Domed skylight to front, radiator, built-in wall-mounted cupboards.

First Floor Half-Landing

Door into:

Shower Room

Double glazed window to rear, vanity wash hand basin with storage under and mirrored wall-mounted bathroom cabinet over, shower enclosure with glass shower screen and thermostat shower, low-level WC, built-in cupboard housing 'Worcester' combi boiler, vinyl floor.

First Floor Landing

Doors into bedroom and kitchen/living space.

Bedroom

3.24m x 2.90m (10'7" x 9'6")
Double glazed window to rear, radiator.

Kitchen/Living Space

4.52m x 3.08m (14'9" x 10'1")
Double glazed bay window to front and wood effect laminate flooring. Modern fitted kitchen comprising matching wall and base units to include a central island providing seating area. Laminate work surfaces with black metro tiled splashback extend to include four-ring ceramic hob with electric oven under and extractor over, single bowl stainless steel sink with mixer tap, under-counter space for fridge and freezer, additional freestanding tall fridge freezer set into alcove with further kitchen cabinets.

Second Floor Half Landing

Space and plumbing for washing machine and tumble dryer.

Second Floor Landing

Doors into bedroom and shower room.

Bedroom

5.13m x 4.40m (16'9" x 14'5")
Dual aspect bedroom with double glazed skylight to front, radiator, laminate flooring, storage recess, further double glazed window to rear offering views over the city towards the sea.

Shower Room

Shower enclosure with thermostat shower, hand-held shower attachment on riser, extractor fan, tiled surround, wall-mounted wash hand basin, vinyl floor.

Garden

West-facing rear garden with timber fencing to all sides and concrete patio area.



*** GUIDE PRICE £550,000-£575,000 ***

ATTENTION INVESTORS! John Hilton's are pleased to be able to offer as sole agent this well-presented, end-of-terrace Victorian Townhouse in Hanover which is arranged as a six-bedroom HMO. Currently let from 14/8/25 at £3,900pcm for 51 weeks, excluding bills, and also re-let for the following year. Surprisingly spacious accommodation is spread over four floors from lower ground floor to converted attic which benefits from widespread views towards the sea! There are two shower rooms and a recently well-fitted modern kitchen/living space. The property is ideally located for ease of access into the city centre with regular transport links.

- ATTENTION INVESTORS
- Situated in Popular HANOVER
- Six Bedroom HMO
- Four Storey End of Terrace Townhouse
- Let from 14/8/25 at £3,900pcm for 51 weeks
- Re-Let for the Following Year Until 18/8/27
- Bathroom & Two Shower Rooms
- Refitted Kitchen Plus Utility Area
- Convenient Location with Excellent Transport Links
- Good Decorative Order

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(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