

## 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 3FH

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**



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## 10 Caledonian Road Brighton BN2 3FH

This charming terraced house offers a delightful blend of space and comfort, spanning an impressive 1,260 square feet, with two street entrances on the ground and lower ground floors.

The property boasts two reception rooms providing ample space for relaxation and entertaining; a lounge to the front and a separate dining room to the rear which connects to the kitchen, fitted with a range of units at eye and base level, cooker, fridge and washing machine, and a door that opens onto the rear patio garden, with raised planters, a brick-built workshop and an outside WC.

There are four well-proportioned bedrooms - two on the ground floor and two on the first floor. The principal bedroom is particularly spacious, allowing for a comfortable double bed and additional furnishings with a bay window to the front, while the other bedrooms are versatile spaces suitable for children, guests, or even a home office.

The modern bathroom is located on the ground floor and is fully tiled with a corner shower enclosure, wash basin, low-level WC, contemporary fixtures and an obscure double glazed window.

Caledonian Road places you within easy reach of Brighton's vibrant amenities, shops, restaurants, and the beautiful seafront. This home offers the perfect balance of comfort and convenience in one of the UK's most sought-after coastal cities.



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- Generous Victorian Terrace
- Ground & Lower Ground Street Entrances
- Four Double Bedrooms
- Lounge & Separate Dining Room
- Versatile Accommodation
- Modern Shower Room
- South-Facing Rear Patio with Outside Store
- Home & Income Potential
- 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**