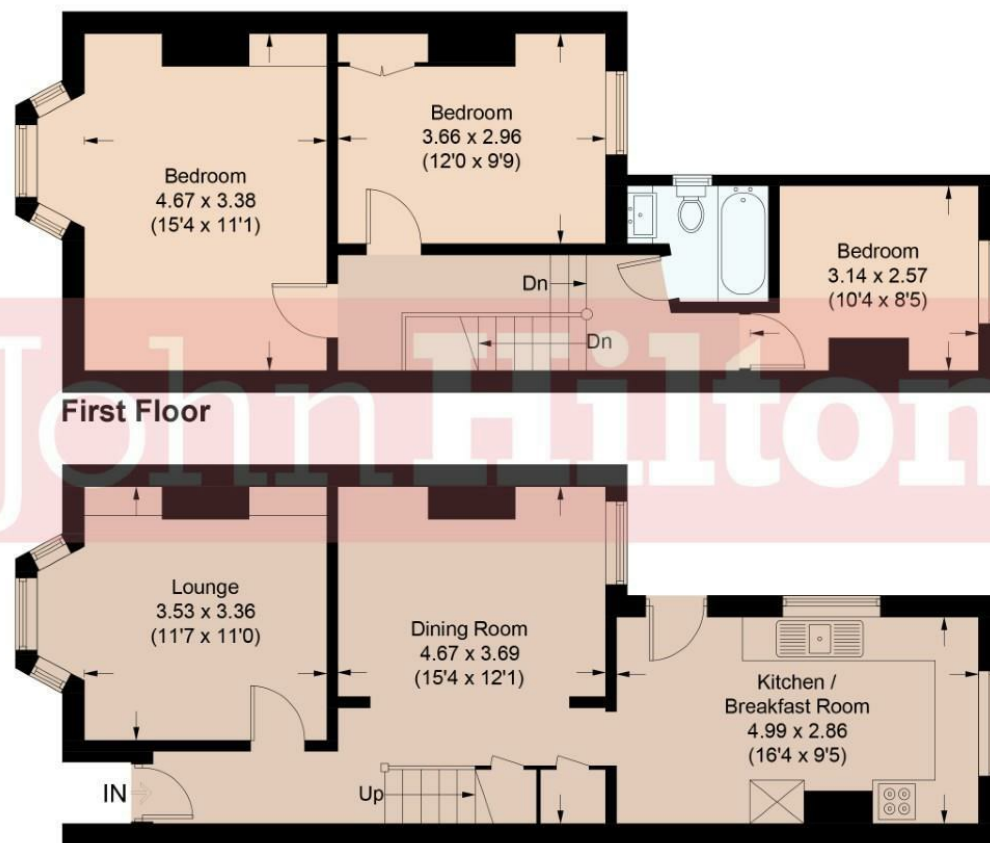


Bonchurch Road, Brighton, BN2 3PH

Approximate Gross Internal Area = 95.9 sq m / 1032 sq ft



First Floor

Ground Floor

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



Total Area Approx 1032.00 sq ft

44 Bonchurch Road, Brighton, BN2 3PH

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

Guide Price £525,000-£550,000
Freehold



44 Bonchurch Road, Brighton, BN2 3PH

*** GUIDE PRICE £525,000-£550,000 ***

An attractive, late Victorian, family-sized terraced house located in a popular residential area. Well-presented and generously sized accommodation consists of three bedrooms, two reception rooms, kitchen/breakfast room and bathroom. The layout has a nice flow with the dining area connecting to the kitchen and a separate lounge to retreat to. The property has had many recent improvements by the current owners including a re-wire, new combi boiler and decorative refreshment throughout. The rear garden has gated access via a twitten, handy for those who have bikes, and the loft has potential to convert (subject to usual consents). Popular location with a community feel, close to highly regarded local schools, local shops, cafes and eateries, and within easy reach of Brighton Station and the city centre. No onward chain.



Approach

Slightly raised, paved front garden with pathway and steps to street entrance.

Entrance Hall

White painted wood floor, original cornicing, stairs to first floor.

Lounge

3.53m x 3.36m (11'6" x 11'0")
Bay window to front, ornate tiled fireplace surround.

Dining Room

4.67m x 3.69m (15'3" x 12'1")
White painted wood floor, window to rear, understairs storage cupboards.

Kitchen/Breakfast Room

4.99m x 2.86m (16'4" x 9'4")
Range of units at eye and base level, worktops with tiled splashbacks, spaces for appliances, wall-mounted combi boiler, stainless steel double sink with mixer tap. Windows to side and rear, door to rear garden.

First Floor Landing

Split-level, access to loft space with potential to convert (subject to usual consents).

Bedroom

4.67m x 3.38m (15'3" x 11'1")
Bay window to front, recessed fitted shelving.

Bedroom

3.66m x 2.96m (12'0" x 9'8")
Window to rear, recessed built-in cupboard.

Bedroom

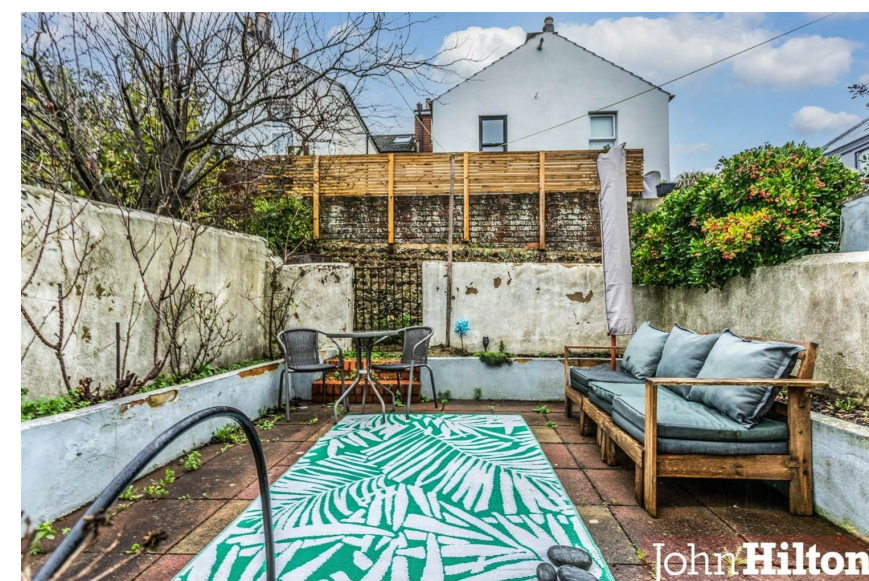
3.14m x 2.57m (10'3" x 8'5")
Window to rear.

Bathroom

Panel-enclosed bath with raised shower head over plus shower mixer tap, tiled surround, and shower screen. Counter-top wash basin with mixer tap, tiled splashback, and low-level WC.

Rear Garden

Raised paved patio garden with flower bed borders. Paved side return with raised planter. Gated rear access to twitten accessed via Bernard Place.



- Attractive Victorian Family Sized Home
- Well Presented and Generously Sized
- Three Bedrooms / Two Reception Rooms
- Garden with Rear Access
- Potential for Loft Conversion (Subject to Usual Consents)
- Re-Wire & New Boiler in 2022
- New Bathroom in 2022
- Popular Residential Area
- Within Easy Reach of City Centre & Brighton Station
- NO ONWARD CHAIN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		66
(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**