

PHILLIPS & STILL



Swanborough Drive, Brighton, BN2 5PJ

- An Extremely Well Presented Semi Detached House
- Fully Refurbished In 2024
- Three Double Bedrooms & No Onward Chain
- Two Reception Rooms & Separate Kitchen

Asking Price of £475,000

- Huge West Facing Rear Garden With Sun Terrace
- Stunning Westerly Views Over The Downs To Racecourse & Out To Sea
- Hard Standing Private Off Road Parking To Front
- Sought After Residential Area In East Brighton Close To Marina



This truly is the perfect family home with its' spacious living accommodation, vast sunny rear garden and fantastic residential location in East Brighton close to excellent local schools catering to all ages, parks, local shops & amenities, Brighton Racecourse and Brighton Marina if it's entertainment you're looking for. The street has a very welcoming, community feel with abundant easy parking readily available.

Having been fully refurbished by the current owner in 2024 to a high standard which included redecoration, new flooring & carpets, a new boiler & radiators, a full re-wire and new double glazing throughout. It is presented for sale in extremely good order and with no onward chain it really is ready for someone to pack their bags & move straight into. This house has only had one owner since it was built in 1962 - what a wonderful legacy! Upon stepping through the front door you will be pleasantly surprised at how light and spacious the house is throughout with stunning Westerly and sea views from the rear aspect rooms.

Accommodation comprises of entrance porch into entrance hall with a ground floor W.C., a large lounge into dining room opening onto the rear sun terrace and a separate recently refitted kitchen / breakfast room with an array of grey high gloss wall & base units and another door opening onto the rear garden. Many houses in the road have opened up the kitchen into the living space so that is definitely an option here too.

To the first floor is a generous landing, three double bedrooms and a large recently refitted family bathroom. You also have a substantial loft space that would ideal for conversion to add further bed / bathroom facilities (STNP) as again, many houses in the road have already done!

Outside to the front is hard standing off road parking and shared side access to the rear of the house where you will find the spectacular lawned West facing private rear garden measuring in excess of 60ft with a raised sun terrace. It is securely fence enclosed so very safe for pets & children alike to play out in and the dream family garden with so much space for barbeques, sunbathing, al fresco dining, summer parties and so much more!





Accommodation

GROUND FLOOR
ENTRANCE PORCH
 into:
SPACIOUS ENTRANCE HALL

CLOAKROOM
 With W.C.

LOUNGE
 15' 10" x 12' 1" (4.83m x 3.68m)
 Overlooking the front & opening into:

DINING ROOM
 12' 1" x 9' 6" (3.68m x 2.9m) With sliding doors opening
 onto the sun terrace & rear garden

SEPARATE MODERN KITCHEN
 12' 2" x 9' 7" (3.71m x 2.92m) Accessed from entrance
 hall & dining room, with a door onto the rear garden

FIRST FLOOR
LANDING

Access to large loft space many houses in the road have
 converted to add further bedroom / bathroom facilities
 (STNP)

BEDROOM THREE
 10' 2" x 9' 10" (3.1m x 3m)
 With a built-in cupboard

BEDROOM ONE
 16' 8" x 10' 11" (5.08m x 3.33m)

BEDROOM TWO
 11' 2" x 9' 6" (3.4m x 2.9m)

LARGE FAMILY BATHROOM

OUTSIDE
PRIVATE OFF ROAD PARKING
 Hard standing driveway providing off road parking to the
 front

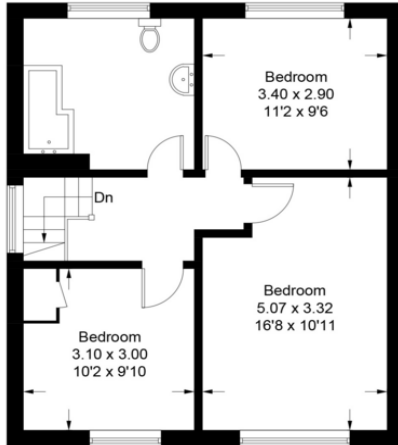
PRIVATE WEST FACING REAR GARDEN
 Huge lawn with sun terrace, side access from front and
 garage

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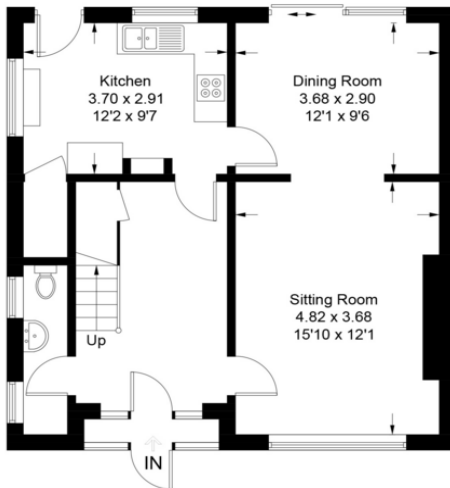
Approximate Gross Internal Area = 112.7 sq m / 1213 sq ft

Garage = 13.2 sq m / 142 sq ft

Total = 125.9 sq m / 1355 sq ft

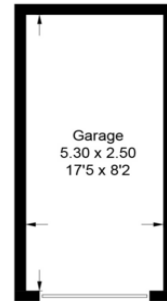


First Floor



Ground Floor

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



(Not Shown In Actual
Location / Orientation)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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