

Norwich Drive, Brighton, BN2 4LG

Approximate Gross Internal Area = 76.6 sq m / 824 sq ft
Garden Store = 17.0 sq m / 183 sq ft
Total = 93.6 sq m / 1007 sq ft



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



Total Area Approx 824.00 sq ft

114 Norwich Drive, Brighton, BN2 4LG

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 £375,000-£400,000
Freehold



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Approach

Block-paved driveway for two vehicles, and further area laid to gravel. Steps lead down to paved area with a timber shed, tall gate to enclosed outside area and further tall gate offering access to rear garden. Obscure double glazed front door opens into:

Entrance Landing

Double-glazed window to side, with stairs down to lower floor and further stairs up to:

Raised Ground Floor Landing

Radiator and squared opening through to:

Open-Plan Kitchen/Living/Dining Room:

9.41m x 3.38m (30'10" x 11'1")
With oak engineered flooring throughout.

Kitchen Area

Dual aspect with two double-glazed windows to rear and side, with fitted Venetian blinds. Modern white wall and base units and granite work surfaces with matching upstand, Butler-style sink with mixer tap and four-ring gas hob with splashback and concealed extractor hood over. Integrated slimline dishwasher, fridge-freezer and double eye-level ovens with grill, cupboard with space and plumbing for washing machine and tumble dryer.

Living Area

Dual aspect with two double-glazed windows to the front and one overlooking rear garden, all with fitted Venetian blinds. Cast iron fireplace with gas fire.

Dining Area

Double-glazed window overlooking rear garden with fitted Venetian blinds and radiator under.

Bedroom

3.13m x 2.02m (10'3" x 6'7")
Twin double-glazed windows to front with radiator under, luxury vinyl tiled floor and hatch offering access to insulated loft space housing refitted boiler.

Lower Floor Landing

Column-style radiator, dado rail and built-in storage cupboard with shelving.

Bedroom

3.30m x 3.02m (10'9" x 9'10")
Dual aspect with double-glazed windows to side and rear. Radiator.

Shower Room

Obscure double-glazed windows to rear. Large walk-in shower enclosure with glass screen, ceramic tiled surround, thermostatic shower and rainfall shower head over, wash hand basin with marble top set onto drawer unit, and WC with concealed cistern. Heated towel rail, and timber panelled surround up to picture rail.

Bedroom

3.81m x 3.31m (12'5" x 10'10")
Radiator, coved ceiling and built-in wardrobes with mirrored fronts, and double-glazed doors with full-height windows either side opening onto covered, decked terrace.

South-Facing Rear Garden

Covered pergola area laid to timber decking and polycarbonate roof for use all year round. Substantial paved terrace with brick-retained flower borders, climbing Wisteria, and brick steps down to an area laid to lawn with flower borders and large garden store. Timber steps lead down to further area laid to lawn with timber shed.



*** GUIDE PRICE £375,000-£400,000 ***

This delightful three-bedroom semi-detached family home enjoys such a quiet and peaceful position with plenty of bird song towards the upper end of Norwich Drive and boasts a lush green, light and bright elevated Southerly outlook to the rear. Our lovely vendors have cherished this house as their home for the last few decades and it'll be clear when you view just how much they've improved the property and just how beautifully they've maintained it - this property truly is 'turn key', perfect for those seeking a straightforward move without the hassle of renovation. The property's immaculate accommodation offers an open-plan living space which includes the lounge area, dining area and kitchen area - all of which are flooded with natural light from the many windows. There is a luxuriously refitted family shower room and the charming master bedroom offers effortless access onto a covered terrace and rear garden beyond. A significant improvement to the sunny South-facing rear garden has been the addition of a substantial paved terrace - this in turn leads down to two further areas which are laid to lawn and a large outbuilding which is currently used as a 'man cave' but similarly could serve a multitude of purposes.

- Bevendean District
- Quiet & Peaceful Position
- Semi-Detached Family Home
- Three Bedrooms
- Open-Plan Living Space
- Driveway for Two Vehicles
- Large South-Facing Rear Garden
- Large Outbuilding
- Beautifully Presented Throughout
- Luxurious Refitted Shower Room

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

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

JohnHilton