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Henley Road, Brighton
East Sussex
Guide Price £475,000 - £500,000







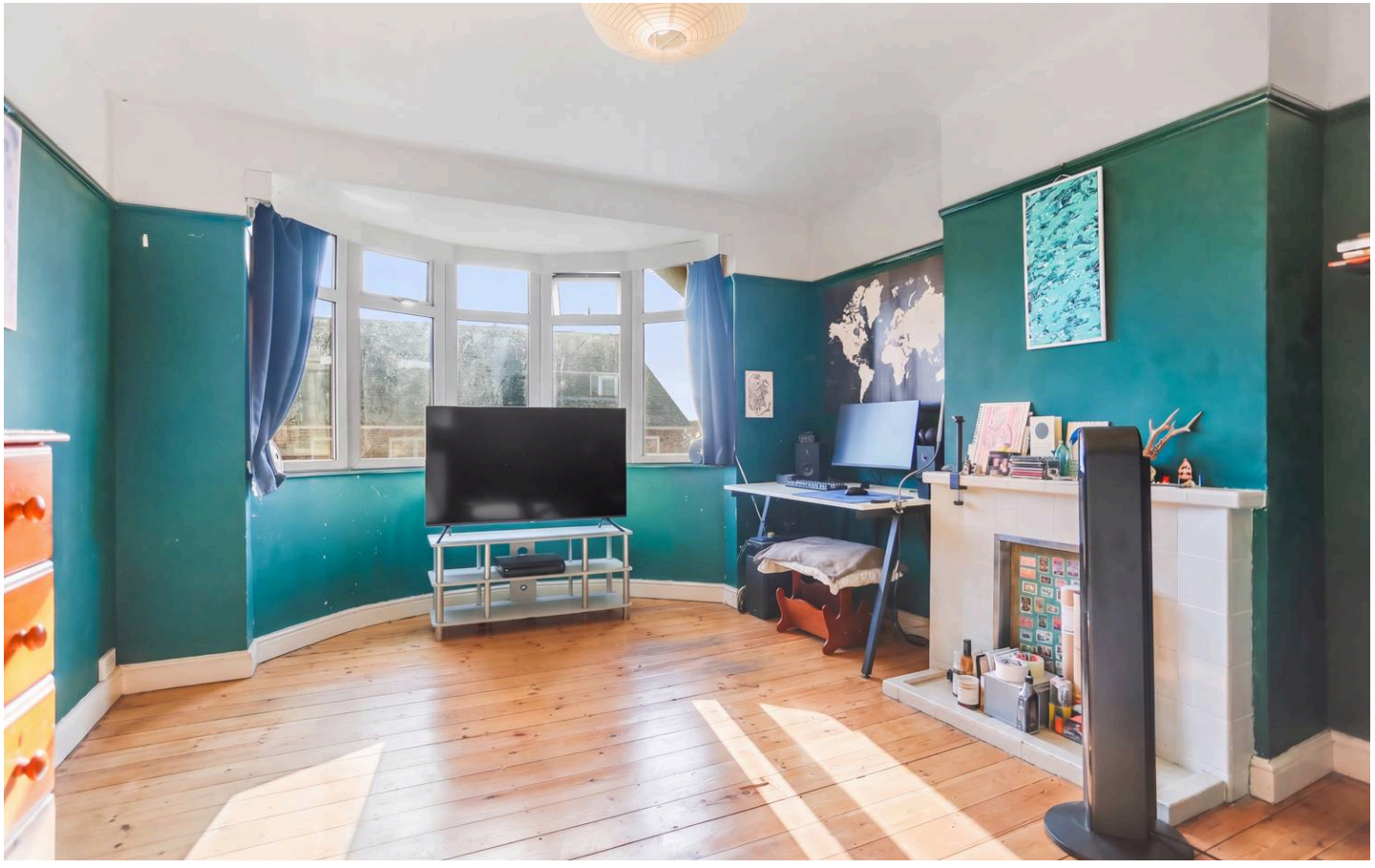
Henley Road, Brighton

Located in East Brighton, just a short stroll from the green open space of East Brighton Park, East Brighton Golf Club, Kemp Town, and the Brighton Marina, a well-presented THREE-BEDROOM, SEMI-DETACHED HOUSE with a good-sized REAR GARDEN. Sold with NO ONWARD CHAIN.

Classically arranged over two floors, this semi-detached home offers practical accommodation, ideally suited to modern family life. The bright and spacious lounge/diner extends the full length of the property, with an attractive bay window to the front allowing plenty of natural light to fill the room. At the rear, French doors open directly onto the garden, creating a natural connection between the indoor living/dining space and the outdoors. The modern fitted kitchen also provides access to the garden, while a separate utility room and downstairs W/C complete the ground floor.

Upstairs, there are two good-sized double bedrooms, one featuring an attractive bay window, alongside a third single bedroom that could also serve as a nursery or home office. A family bathroom and separate W/C complete the first floor.

Outside, the good-sized rear garden is mainly laid to lawn, with a small patio area adjoining the house, ideal for outdoor seating. To the front, a small garden sets the property back from the pavement.







The Local Area

Henley Road is a residential street nestled in the heart of East Brighton, offering a perfect blend of quiet comfort and vibrant city living. Just a short stroll from the expansive greenery of East Brighton Park, East Brighton Golf Club, and the Brighton Marina, the area boasts a friendly community atmosphere, with local independent shops and popular cafes nearby.

Nearby Kemptown, one of the city's most sought-after and characterful neighbourhoods, is known for its brilliant local scene. Independent cafes, restaurants, bakeries and shops are all within easy reach, while the seafront and the beach are only a short walk, along with the popular Reading Rooms and the Temple at Black Rock cafes, and the Sea Lanes complex. Brighton's wider amenities, transport links and the Royal Sussex County Hospital are also close at hand.

Local schools include St Mark's CE Primary, City Academy Whitehawk, and Brighton College.

Further Information

This property is currently situated in parking zone H. The council tax band is C, which is currently charged at £2,292.84 for 2026/27.

EPC Rating - tbc

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker Website. Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

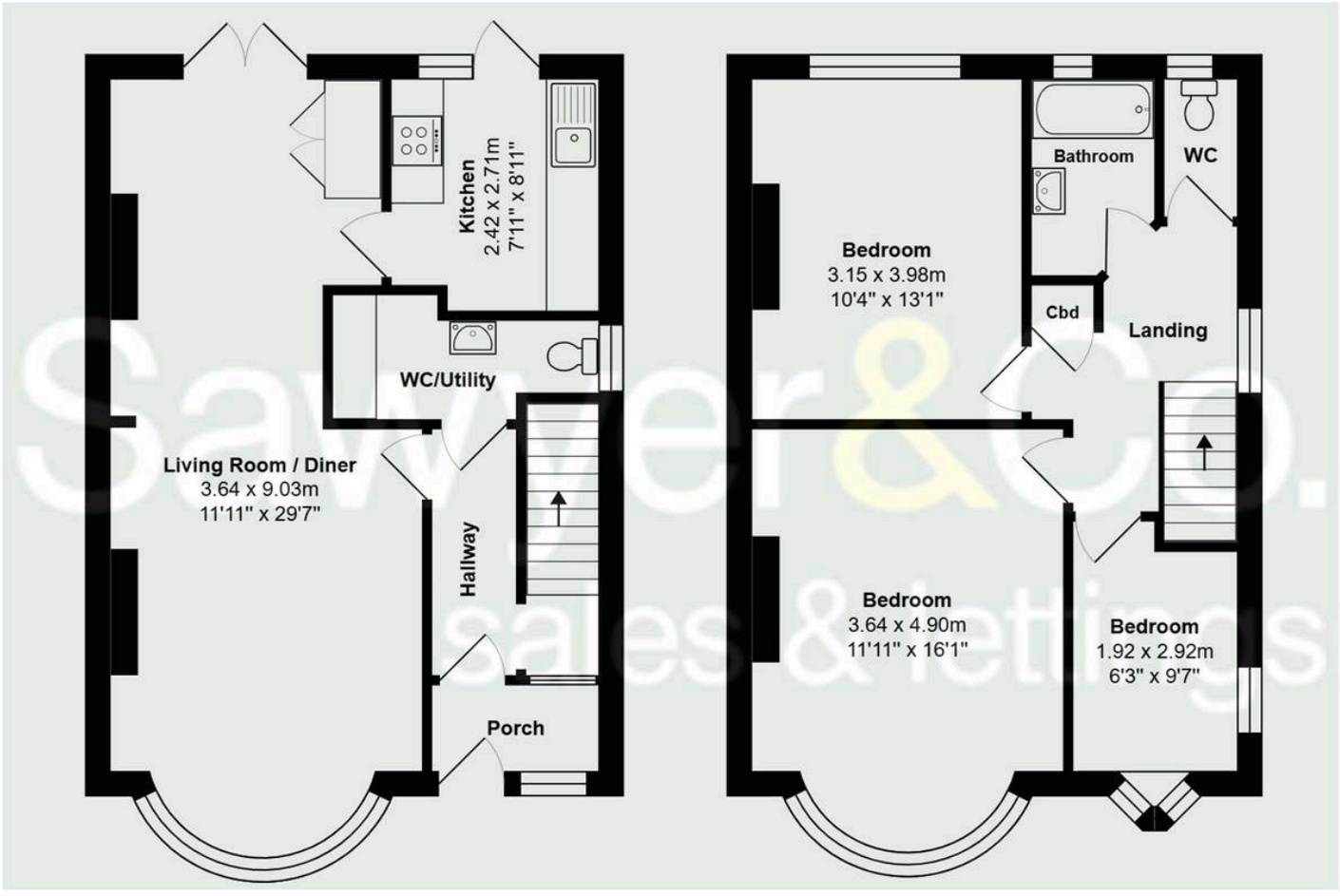
This information has been provided by the seller. Please obtain verification via your legal representative.




Hotpoint







Ground Floor

First Floor

Total Area: 96.0 m² ... 1034 ft²

All measurements are approximate and for display purposes only.

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.