

Bennett Road, Brighton

East Sussex

Guide Price £475,000



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Perfectly positioned close to the popular area of Kemptown, a well-presented TWO-BEDROOM, VICTORIAN TERRACED HOUSE with a REAR GARDEN. Sold with NO ONWARD CHAIN.

Classically arranged over two floors, this red-brick period terrace offers practical and flexible accommodation. At the front, the bright living room features two sash windows and a cast-iron fireplace, while the separate dining room leads through to the kitchen at the rear, which forms part of a rear extension. French doors from the dining room open directly onto the garden, creating a natural connection between the indoor and outdoor spaces, while the modern fitted kitchen provides ample storage and worktop space.

Upstairs, there are two good-sized double bedrooms, both with cast-iron fireplaces, together with a family bathroom.

Outside, the west-facing rear garden is laid mainly to decking, providing a low-maintenance space for outdoor seating and entertaining. A small front garden sets the house back from the pavement, while the red-brick façade and attractive sash windows add to its kerb appeal.





The Local Area

Located near Kemptown, one of Brighton's most sought-after and characterful neighbourhoods, the area is known for its strong community and vibrant local scene. Independent cafes, restaurants, bakeries and shops are all within easy reach, while the seafront and the beach are just a short walk away. On the beach you'll find the popular Reading Rooms, the Temple at Black Rock cafes, and the Sea Lanes complex. Brighton mainline train station is an easy drive, and there are regular bus services to the centre of Brighton & Hove and to Devil's Dyke, the marina and Rottingdean.

Local schools include St John the Baptist Catholic School, Queens Park Primary School, Royal Spa Nursery School and independent schools, Brighton College and Roedean. With Brighton's wider amenities, transport links and the Royal Sussex County Hospital close at hand, this well-positioned home is ideally suited to those seeking a quieter setting while remaining within easy reach of the city centre.

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 - D

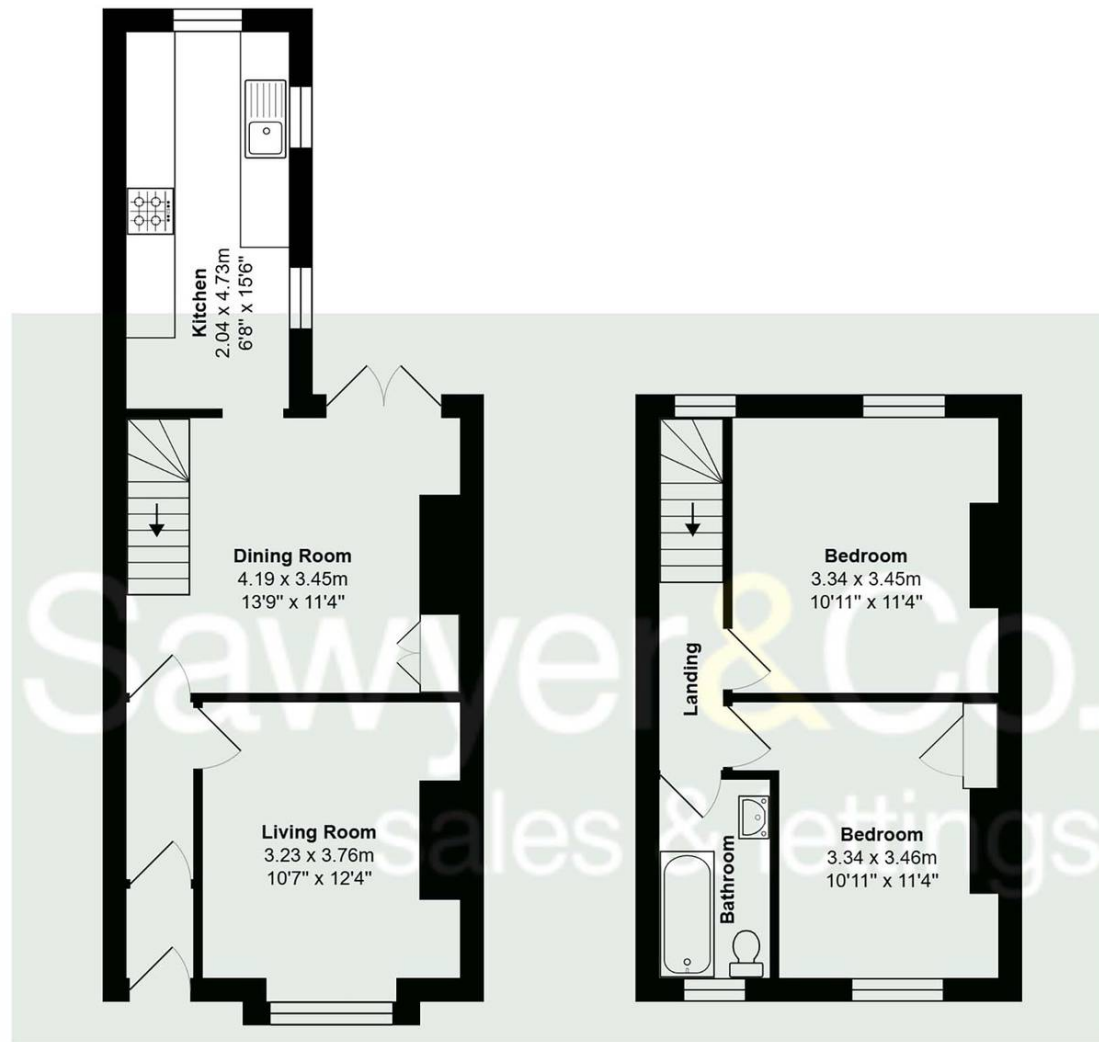
Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker Website.

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.







Total Area: 69.7 m² ... 751 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.