John Hilton

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Est 1972

Swanborough Drive, Brighton, BN2 5PJ

Approximate Gross Internal Area = 97.0 sq m / 1044 sq ft
Garage = 17.1 sq m / 184 sq ft
Total = 114.1 sq m / 1228 sq ft

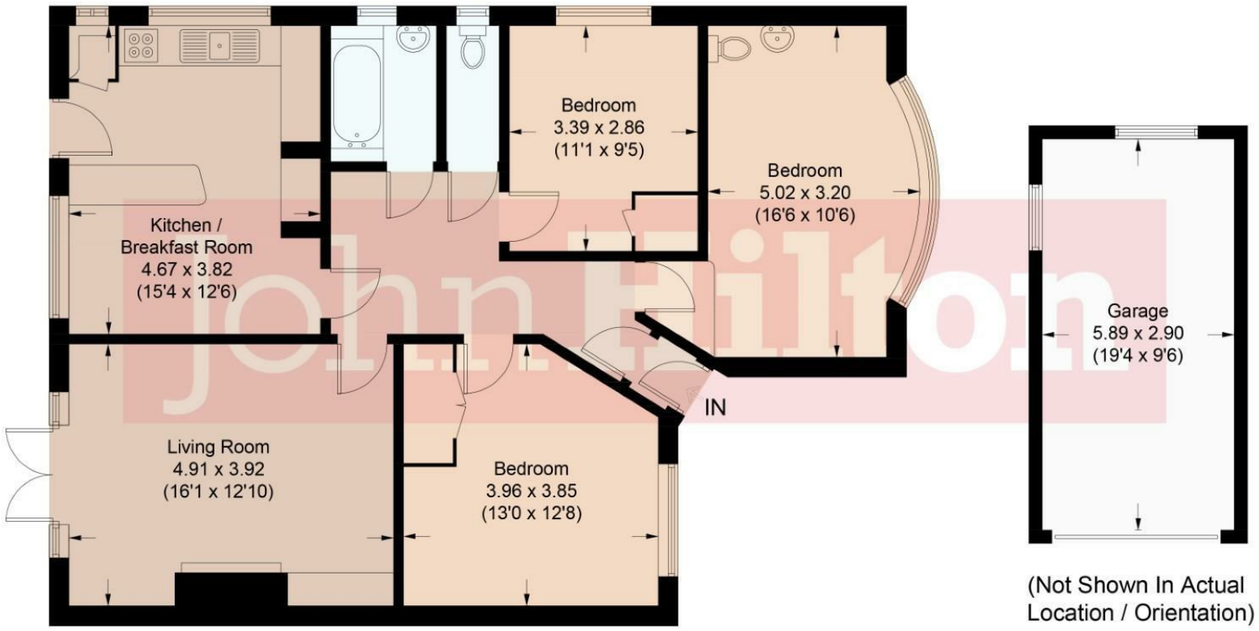


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 1044.00 sq ft

20 Swanborough Drive, Brighton, BN2 5PJ

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

£400,000 Freehold

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20 Swanborough Drive
Brighton
BN2 5PJ

*** NO ONWARD CHAIN ***

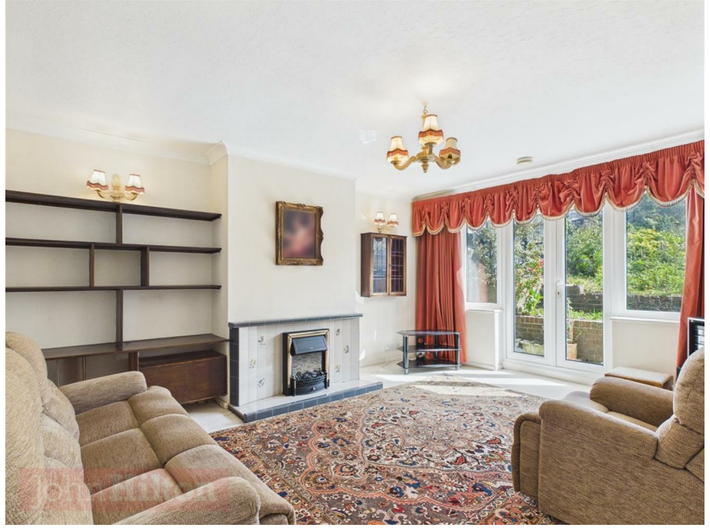
This charming, three-bedroom, semi-detached bungalow represents a rare market opportunity, having been lovingly maintained by its one previous owner who built the property themselves under the 'Self-Build Scheme' in the 1960s.

Offering surprisingly spacious accommodation throughout, the home is well-maintained but offers the perfect potential for a prospective purchaser to make their own mark through improvement, alteration and extension - a particular point of mention being the potential to convert the spacious loft space, which is of course subject to the necessary planning and consent.

The interior layout flows seamlessly, beginning with a generous principal bedroom featuring a beautiful bow window that frames a delightful outlook towards the open green spaces of Brighton Racecourse. The heart of the home boasts connected kitchen and dining areas alongside a bright, inviting living room with French doors that open directly onto a quiet, tranquil rear garden - a genuine sun trap filled with natural bird song.

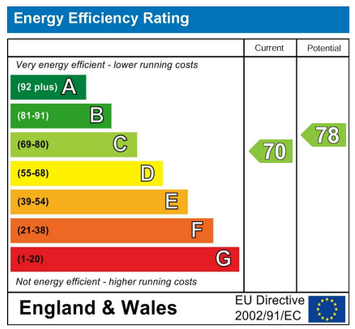
Externally, the property sits on an impressive plot with generous front and rear gardens, accompanied by a private tandem driveway which could accommodate a number of vehicles and leads to a secure garage.

Perfectly positioned for both convenience and lifestyle, the home is located just moments from Brighton Racecourse for scenic dog walks, and sits within easy reach of the Royal Sussex County Hospital, Brighton Marina, local supermarkets, and both the vibrant village heart and seafront of Kemp Town.









Council Tax Band: **D**

- NO ONWARD CHAIN
- First Time to Market
- Excellent Extension Potential (STPC)
- Generous Master Bedroom
- Semi-Detached
- Generous Front & Rear Gardens
- Ample Off-Road Parking
- Garage
- Desirable Coastal Location
- Well Positioned For Local Amenities

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

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