John Hilton

John Hilton

Est 1972

Caledonian Road, Brighton, BN2 3HX

Approximate Gross Internal Area = 117.1 sq m / 1260 sq ft
Store / WC = 5.8 sq m / 62 sq ft
Total = 122.9 sq m / 1322 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 1260.00 sq ft

10 Caledonian Road, Brighton, BN2 3HX

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

£470,000 Freehold

view all our properties at:
www.johnhiltons.co.uk

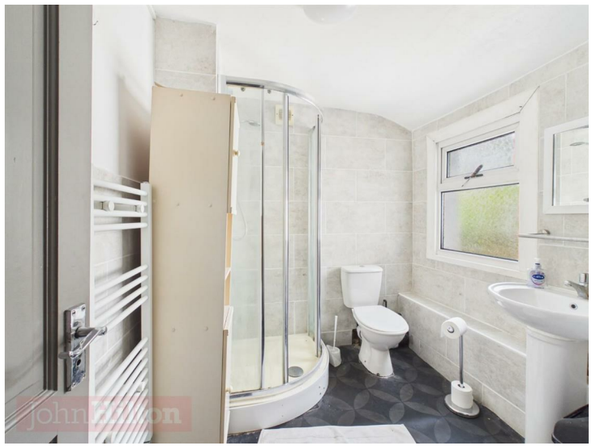
National Association of Estate Agents LICENSED MEMBER NAEA

The Property Ombudsman

Zoopla OnTheMarket.com rightmove.co.uk The UK's number one property website PrimeLocation.com









10 Caledonian Road
Brighton, BN2 3HX

A substantial late-Victorian four-bedroom terraced house with south-facing patio garden. Flexible and versatile accommodation arranged over three floors with generously proportioned rooms and two separate street entrances. Newly refreshed interior, currently arranged as four double bedrooms, two reception rooms and a shower room. Situated in a popular residential area within easy walking distance of the city centre, Brighton Station and the North Laine district, with local amenities practically on the doorstep. A spacious property which would lend itself to renting to lodgers for additional income. Being sold with no onward chain.

Front Garden
Patio area with flower beds, footpaths to ground floor and lower ground floor entrances.

GROUND FLOOR ENTRANCE HALL
Stairs to upper and lower levels.

Bedroom
3.65m x 3.57m (11'11" x 11'8")
Bay window to front with fitted roller blinds and timber panelling below, period coving.

Bedroom
3.66m x 2.92m (12'0" x 9'6")
Window to rear with fitted roller blind.

Shower Room
Mostly tiled with window to side, corner shower enclosure with mains shower plus hand-held shower attachment on riser, wash basin and low-level WC.

LOWER GROUND FLOOR
Separate street entrance, opening into entrance hall.

Lounge
3.66m x 3.53m (12'0" x 11'6")
Window to front with radiator under.

Dining Room
3.72m x 3.55m (12'2" x 11'7")
Window to rear, understairs storage cupboard, opening through to:

Kitchen
2.54m x 2.10m (8'3" x 6'10")
Range of units at eye and base level, worktops with tiled splashbacks, appliances included (cooker, washing machine and fridge), wall-mounted combi boiler, tiled floor. Window to side and door to rear garden.

FIRST FLOOR LANDING
Window to rear, entrance to loft.

Bedroom
4.57m x 3.64m (14'11" x 11'11")
Bay window and addtional window to front, wall-mounted heater (not tested).

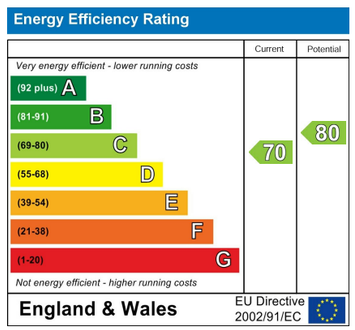
Bedroom
3.72m x 2.98m (12'2" x 9'9")
Window to rear with fitted roller blind.

South-Facing Rear Garden
Patio area with raised planters, brick-built workshop, outside WC.









Council Tax Band: **D**

- Substantial Victorian Property
- Four Double Bedrooms
- Two Reception Rooms
- Two Street Entrances
- Generously Proportioned Rooms
- Flexible Accommodation
- South-Facing Patio Garden
- Potential for Home & Income
- Convenient Location
- NO ONWARD CHAIN

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

John Hilton