

Thompson Road, Brighton, BN1 7BH

Approximate Gross Internal Area = 79.8 sq m / 859 sq ft
(Excluding External Cupboard)

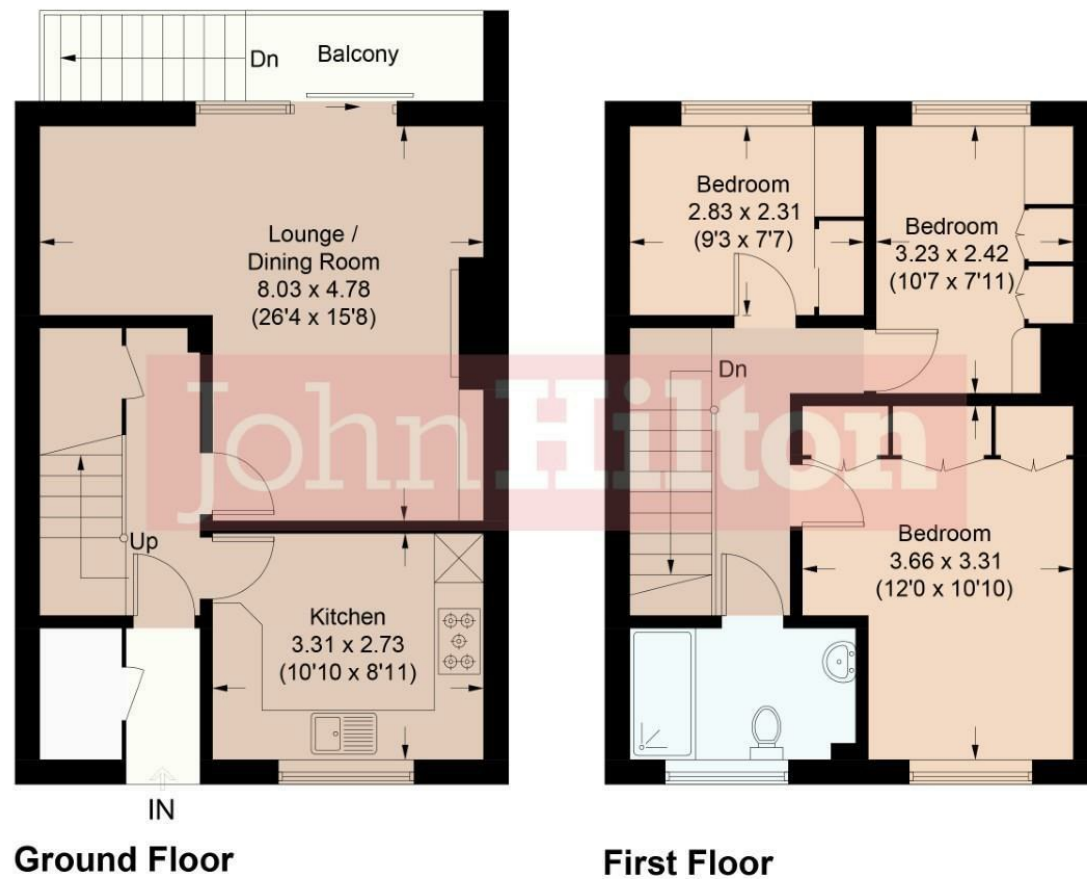


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx sq ft

52 Thompson Road, Brighton, BN1 7BH

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 £325,000-£350,000
Freehold



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52 Thompson Road, Brighton, BN1 7BH

*** GUIDE PRICE £325,000-£350,000 ***

Offered with NO ONWARD CHAIN, this sweet property has been with the same family since the 1960s and, in our opinion, offers a fantastic opportunity for those seeking their own first time family home purchase. The property is set down and back from this seldom trafficked road in the increasingly popular Hollingdean district and enjoys splendid elevated views towards the statuesque Brighton General Hospital at the rear. Internally the property offers a good size kitchen, lounge/dining room to the rear with sliding patio doors which take in the view, three bedrooms and the shower room. Outside the property benefits from a West-facing sun-drenched paved patio to the front with sloping lawn, and the living room connects to a raised terrace which leads down to a further patio and an area laid to lawn with outside brick-built store. Our vendor informs us the property has recently been entirely rewired. There is a spacious, predominantly boarded, loft space with pull-down ladder which offers the potential for conversion, subject to the necessary consents (SNPC) and the kitchen and lounge/dining room would make a wonderful dual aspect combined space if knocked through.



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Approach

Sloping front garden laid to lawn with flower border. Steps from pavement descend to paved front patio. Covered entrance, outside light and store cupboard housing 'Vaillant' gas combi boiler and gas meter.

Entrance Hall

Stairs ascend to first floor landing with understairs storage cupboard housing electric consumer unit and electric meter. Coved ceiling, radiator and oak engineered flooring.

Kitchen

3.31m x 2.73m (10'10" x 8'11")
Fitted kitchen comprising a range of matching wall and base units, with double-glazed window to front with fitted venetian blind overlooking front garden. Work surfaces with part tiled splashbacks extend to include a refitted five-ring gas hob with electric oven under and extractor fan over, alongside a single bowl stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine and tall standing fridge-freezer, vinyl floor, coved ceiling and radiator.

Lounge/Dining Room

Double-glazed sliding patio door opening onto terrace and rear garden, coved ceiling and radiator.

First Floor Landing

Radiator, hatch offering access into predominantly boarded loft space with light and pull-down ladder. Offers the potential for conversion (STPC).

Bedroom

Double-glazed window to rear offering far-reaching widespread views, radiator, coved ceiling, built-in wardrobes with hanging, shelving and drawers.

Bedroom

Double-glazed bay window to rear offering far-reaching widespread views, radiator, coved ceiling, and built-in wardrobes, drawers and dressing table.

Bedroom

Double-glazed window to front with radiator under, coved ceiling, and wall-to-wall, floor-to-ceiling, built-in wardrobes offering hanging and shelving.

Shower Room

Obscure double-glazed window to front. Large, low-profile shower tray with thermostat shower and glass shower screen, wash hand basin with mixer tap set onto cupboard unit, and WC. Tiled surround and flooring, inset downlights and wall-mounted heated towel rail.

Rear Garden

Tiled terrace offering far-reaching widespread views with wrought iron balustrades. Steps descend to paved patio and area laid to artificial grass, with further steps down to brick-built outside store.



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- NO ONWARD CHAIN
- Hollingdean
- Elevated Widespread Views
- Ideal First Time Buy
- Three Bedrooms
- Lounge/Dining Room
- Good Size Kitchen
- Potential for Improvement
- Entirely Rewired
- Potential for Loft Conversion (STPC)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: