PHILLIPS & STILL

Nyetimber Hill, Brighton, BN2 4TL

Guide Price of £500,000 - £525,000

- An Extremely Spacious Three Storey Semi Detached Family Home
- Vast Private Sunny Rear Garden & Driveway To Garage
- Beautifully Presented & Fully Refurbished Inside and Out
- Two Bath / Shower Rooms
- Five Double Bedrooms
- Ample Versatile Living Accommodation Over Three Floors & No Onward Chain
- Dual Aspect Lounge & Separate Refitted Kitchen / Breakfast Room
- Sought After Residential Area Close To City Centre

Phillips & Still are proud to bring to market this extremely spacious semi detached family home that has been fully refurbished and redecorated throughout. No attention to deal has been spared and with no onward chai, it is ready for its new owners to pack their bags and move straight into!

Conveniently located for the University of Brighton, shops, cafes and amenities of Lewes Road, this wonderful home offers easy access to the South Downs and good commuter routes in & out of the City. For football fans, easy access to the A27 leads up to Brighton & Hove Albion's ground at the Amex Stadium. Falmer and Moulsecoomb train stations are within walking distance providing local routes, while regular, reliable bus services run into the centre of Brighton & Hove and outlying areas. Brighton mainline station with its direct links to London and Gatwick is also within easy reach.

You are spoiled for living accommodation here making it a highly versatile property that can be utilised depending upon your need for bedrooms, reception rooms, home offices and alike. To the ground floor is a large lounge. the first of five double bedrooms, and a spectacular newly fitted kitchen / breakfast room. The kitchen is high end with attractive taupe wall and base units, high spec appliances and a tiled cooker splashback with a generous area beyond for furniture making this a very social room ideal for sitting down for meals together as well as entertaining family & friends.

To the lower ground floor is an impressive fifth bedroom or family room that opens onto the rear garden. Whether it's an extra bedroom or extension of the living space, this room could be a cinema room, gym, studio or perfect for a teenager wanting a bit of separation from the rest of the family!

On the first floor are three more double bedrooms, the master of which has a beautiful dual aspect flooding the room with sunlight. You have views over the City roof tops from the rear of the house and a refitted family bathroom on the first floor also. Two bath / shower rooms gives you two toilets which is essential in a house of this size and means those morning queues will be a thing of the past!

Outside the house is a vast sunny private rear garden with side access as well as access from the house. It is mainly laid to lawn with a patio area and a variety of mature trees, bushes and shrubs giving it an extremely tranquil feel for such a central location. It is also securely enclosed making it safe for children and pets to play out in.

To the front of the house is a grassy front garden with high hedges for privacy and a driveway leading down to the garage. The garage still has a vehicle inspection pit so is ideal for any mechanics or car enthusiasts. Viewings are highly recommended to fully appreciate everything this magnificent home has to offer!

Accommodation

GROUND FLOOR
ENTRANCE HALL

LOUNGE
14' 8" x 10' 0" (4.47m x 3.05m)

SHOWER ROOM
With W.C.

BEDROOM FIVE / OFFICE
9' 7" x 8' 8" (2.92m x 2.64m)

REFITTED KITCHEN / BREAKFAST ROOM
14' 8" x 13' 1" (4.47m x 3.99m)

LOWER GROUND FLOOR
FAMILY ROOM / BEDROOM FOUR
14' 10" x 14' 1" (4.52m x 4.29m)

FIRST FLOOR
LANDING

BEDROOM THREE
11' 9" x 8' 1" (3.58m x 2.46m)

BEDROOM TWO
11' 7" x 9' 9" (3.53m x 2.97m)

REFITTED BATHROOM

BEDROOM ONE
14' 8" x 9' 11" (4.47m x 3.02m)

OUTSIDE
LARGE SUNNY PRIVATE REAR GARDEN
Mainly laid to lawn with patio area with side access as well as access from inside the house

FRONT GARDEN
Laid to lawn and hedge enclosed with pathway & steps down to front door

Driveway to:
GARAGE 17' 2" x 9' 10" (5.23m x 3m)

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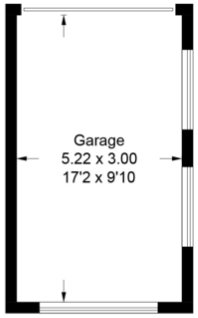
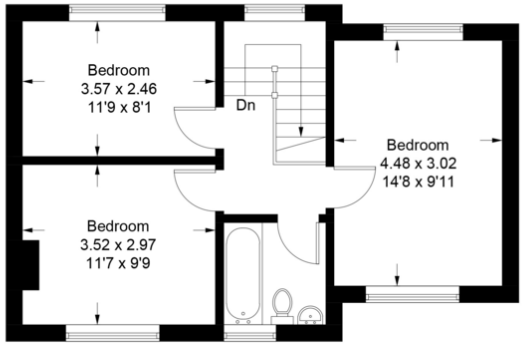
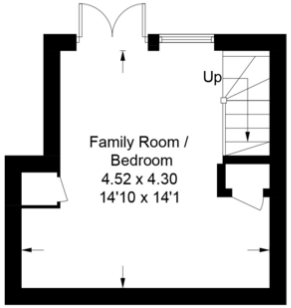
Approximate Gross Internal Area = 112.2 sq m / 1208 sq ft
(Including Cellar)
Garage = 15.6 sq m / 168 sq ft
Total = 127.8 sq m / 1376 sq ft



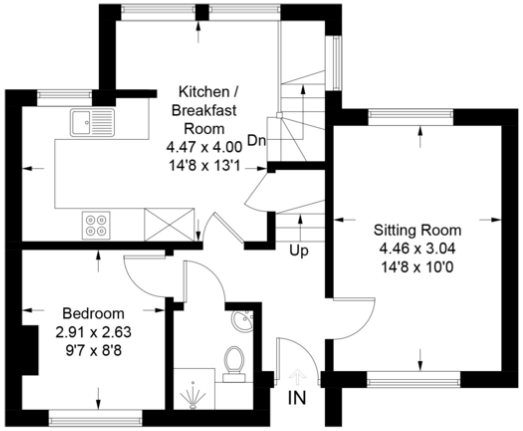
(Not Shown In Actual Location / Orientation)



First Floor

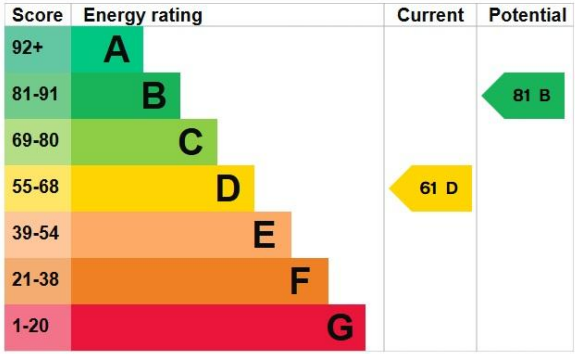


Lower Ground Floor



Ground Floor

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



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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