

Ticehurst Road, Brighton, BN2 5PU

Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft
 Garage = 13.3 sq m / 143 sq ft
 Total = 121.8 sq m / 1311 sq ft

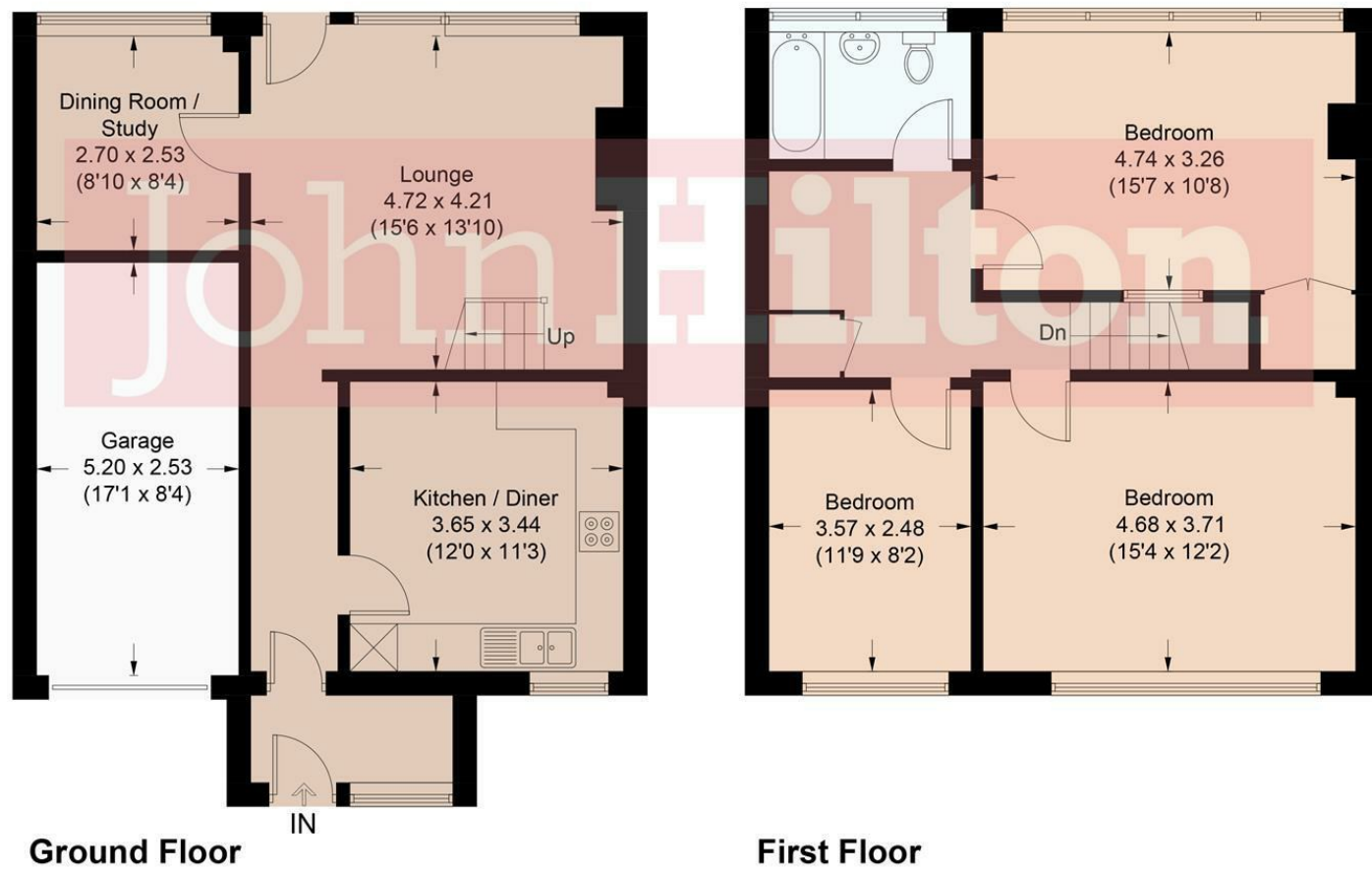


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2025



Total Area Approx 1168.00 sq ft

4 Ticehurst Road, Brighton, BN2 5PU

To view, contact John Hilton:
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£1,850



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4 Ticehurst Road, Brighton, BN2 5PU

Stunning, newly refurbished family home with garden
 3 double bedrooms, patio garden and parking for 2 cars
 Additional room which can be used as a study or dining room.
 Great location between Brighton Marina and Brighton Racecourse, close to East Brighton Park.
 Available now
 Council Tax band C
 Not suitable for 3 sharers as no HMO licence



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Approach

Paved steps ascending to raised front garden with picket fence and private driveway which leads to garage.

Porch

Vinyl flooring and space for storage.

Entrance Hall

Wood laminate flooring.

Kitchen

3.65m x 3.44m (11'11" x 11'3")
 Newly fitted with sage green handle-less units at both eye and base level with matching larder-style cupboard. Square-edge worktops with marble-style tiled splashbacks, one-and-a-half bowl stainless steel sink with mixer tap and drainer, spaces for appliances including dishwasher, wood laminate flooring and window to front with views towards the sea.

Lounge

4.72m x 4.21m (15'5" x 13'9")
 Wood laminate flooring, open-tread staircase to first floor and double glazed door to rear garden.

Dining Room/Study

2.70m x 2.53m (8'10" x 8'3")
 Wood laminate flooring and window to rear.

First Floor Landing

Newly fitted carpet and built-in cupboard housing 'Vaillant' combi boiler.

Bedroom

3.57m x 2.48m (11'8" x 8'1")
 Large full-width windows to rear with newly fitted carpet and recessed built-in cupboard.

Bedroom

4.68m x 3.71m (15'4" x 12'2")
 Large full-width windows to front with panoramic views of the surrounding area and sea beyond and newly fitted carpets.

Bathroom

Newly installed suite consists of panel-enclosed bath with raised shower head over, hand-held shower attachment on riser and shower screen, vanity sink with mixer tap incorporating cupboards below, and low-level WC. Heated towel rail and fully tiled walls.

Rear Garden

Patio area with steps ascending to raised garden with fenced boundaries.

Garage

5.20m x 2.53 (17'0" x 8'3")
 Connected with power and light with up-and-over door.



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- Newly Refurbished
- Three-Bedroom Family-Sized Home
- Delightful Views Towards Kemp Town & the Sea
- Large Windows with Lots of Natural Light
- New Kitchen & Bathroom
- Ground Floor Study/Dining Room
- Integral Garage
- Just off Wilson Avenue
- Close to East Brighton Park

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: C