

Islingword Street, Brighton, BN2 9UR

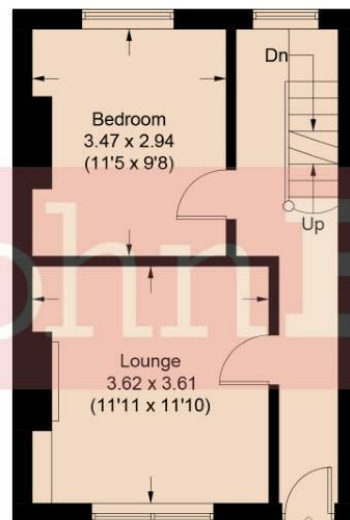
Approximate Gross Internal Area = 117.4 sq m / 1263 sq ft

Store = 2.8 sq m / 30 sq ft

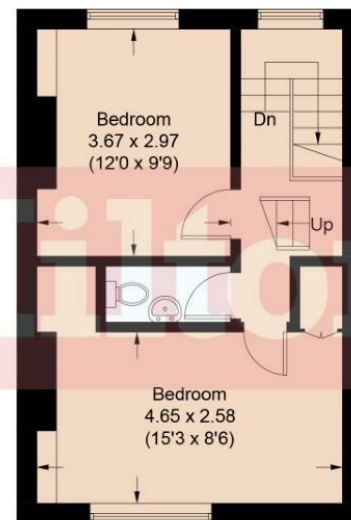
Total = 120.2 sq m / 1293 sq ft



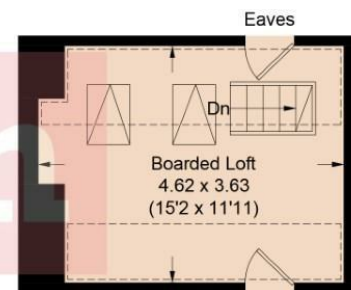
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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



JohnHilton

Total Area Approx 1263.00 sq ft

39 Islingword Street, Brighton, BN2 9UR

To view, contact John Hilton:
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Offers In The Region Of £500,000
Freehold



39 Islingword Street Brighton, BN2 9UR

Situated in the heart of the Hanover community, a delightful three-bedroom townhouse with west-facing rear garden, arranged over three levels with useful boarded loft with Velux windows (an ideal home office) and delightful panoramic views of the city at the rear. The accommodation has a lot of rustic charm and consists of three good sized bedrooms, separate lounge with period fireplace, family sized kitchen/diner, utility room, bathroom plus an additional WC on the first floor. The property retains some nice features such as stripped original internal doors, natural wood floors to the hallway and staircases and the windows at the front have been replaced with double glazed sash windows. A very homely feel in a popular location for professionals and young families, being in close proximity to highly regarded St Luke's School, Queens Park and within easy walking distance of Brighton Station, the seafront and the city centre. Vendor is suited.

Entrance Hall

Natural wood floors with stairs leading to the upper and lower levels.

Lounge

3.62m x 3.61m (11'10" x 11'10")
Wood laminate flooring with double glazed sash windows to the front. Period fireplace with wood surround and tiled hearth.

Bedroom

3.47m x 2.94m (11'4" x 9'7")
Window to rear and fitted carpet.

LOWER GROUND FLOOR:

Kitchen/Diner

5.15m x 4.74m (16'10" x 15'6")
Painted concrete flooring with a range of units at both eye and base level. Worktops with tiled splashbacks include fitted oven and gas hob with canopy extractor hood over, space and plumbing for dishwasher, stainless steel sink with mixer tap and drainer. Recessed cupboard to chimney breast plus an additional fitted cupboard along with a built-in cupboard with plumbing for washing machine. Glazed door to rear garden.

Utility Room

Eye and base level units with worktops and space for a fridge-freezer.

Bathroom

Panel-enclosed bath with mixer tap and mains shower with hand shower on riser, tiled surround, wash basin with mixer tap and low-level WC. Double glazed sash window to window well at front.

FIRST FLOOR LANDING:

Fitted carpet and timber paddle steps to access boarded loft which measures 4.62m x 3.63m (15'2" x 11'11") with Velux windows to the rear providing westerly panoramic views across the city along with built-in eaves cupboards.

Bedroom

3.67m x 2.97m (12'0" x 9'8")
Carpeted with window to rear offering westerly panoramic views across the city.

Bedroom

4.65m x 2.58m (15'3" x 8'5")
Painted wood floor with double glazed sash window to front.

Seperate WC

Wash basin with mixer tap and low-level WC with concealed cistern. Mosaic-tiled splashbacks with fitted shelving.

Garden

West-facing with paved sun terrace and lawn with flower borders plus small shrubs and trees including cordyline, apple, fig and olive. Outside store.



- Within the Heart of Hanover
- Three Bedroom Townhouse
- Arranged Over Three Levels
- Useful Boarded Loft with Velux Windows
- Stunning Views at the Rear
- West-Facing Garden
- Homely Vibe
- Bathroom Plus Additional WC
- Popular Residential Area
- Close Proximity to the City Centre

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(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**