

## Elm Grove, Brighton, BN2 3DB

Approximate Gross Internal Area = 115.6 sq m / 1244 sq ft

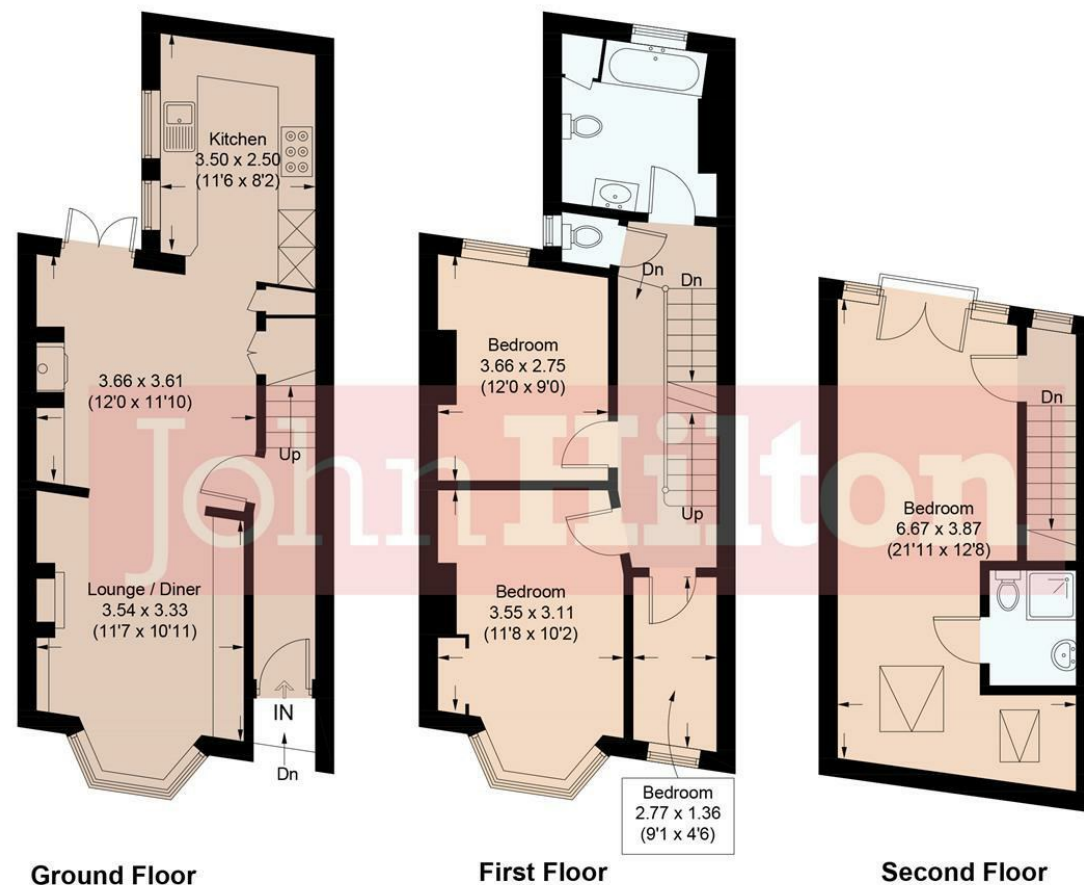


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 1244.00 sq ft

154 Elm Grove, Brighton, BN2 3DB

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**Guide Price £550,000-£575,000**  
**Freehold**



## 154 Elm Grove, Brighton, BN2 3DB

### Approach

Front garden laid to pebble shingle with flower border housing mature shrubs including fuchsia, and offering space for outside bicycle store. Tiled steps up to covered entrance with obscure-glazed timber-panelled front door with window over, opening into:

### Entrance Hall

Ornate corniced ceiling and corbels, radiator and stairs to first floor. Oak engineered wood flooring extends through panelled door into:

### Open-Plan Lounge/Dining/Kitchen:

#### Lounge Area

3.54m x 3.33 (11'7" x 10'11")  
Double glazed bay window to front, ornate corniced ceiling with central ceiling rose, wall-mounted contemporary style vertical radiator, shelving into alcove and chimney recess with ornate tiles. Oak engineered wood flooring extends through sliding pocket doors to:

#### Dining Area

3.66m x 3.61m (12'0" x 11'10")  
Double glazed timber-framed French doors opening onto South-facing garden, chimney recess with wood burner (not tested) and floating shelves into alcove, understairs storage cupboard and wall-mounted contemporary vertical radiator. Oak engineered flooring extends through opening into:

#### Kitchen Area

3.50m x 2.50m (11'5" x 8'2")  
Double glazed windows to side overlooking rear garden. Fitted kitchen comprising matching wall and base units with wood-block work surfaces which extend to include a single bowl stainless steel sink with drainer and mixer tap and six-ring gas hob with ornate tiled splashback. Integrated double oven set into tower unit, space and plumbing for washing machine, tumble dryer and dishwasher, inset downlights and oak engineered flooring.

### First Floor Landing

Stairs ascend to second floor. Exposed timber panelled door opens into:

#### Bathroom

Obscure double glazed window to rear. Three-piece white bathroom suite comprising panel-enclosed contemporary slipper bath with rainfall shower over plus hand-held shower attachment on riser and glass shower screen, low-level WC and circular wash hand basin set into drawer unit with wall-mounted circular mirror over. Part-metro-tiled surround, built-in cupboard housing refitted 'Worcester Bosch' gas combination boiler, heated towel rail, floating shelving, ceramic tiled floor and inset downlights.

#### Separate WC

Double glazed window to side, low-level WC, integrated wash hand basin with mixer tap, heated towel rail, part-metro-tiled surround and ceramic tiled floor.

#### Bedroom

3.66m x 2.75m (12'0" x 9'0")  
Double glazed window to rear, radiator, exposed timber floorboards, and wall-mounted shelving into alcove.

#### Bedroom

3.55m x 3.11m (11'7" x 10'2")  
Double glazed bay window to front with fitted wide-slat wooden Venetian blinds, two radiators, cast-iron fireplace with stone hearth, painted timber floorboards and coved ceiling.

#### Bedroom/Study

2.77m x 1.36m (9'1" x 4'5")  
Double glazed window to front with fitted Venetian blinds, coved ceiling and radiator.

### Second Floor Landing

Double glazed picture window overlooking rear garden with an open outlook over the neighbourhood and beyond. Door into:

#### Bedroom

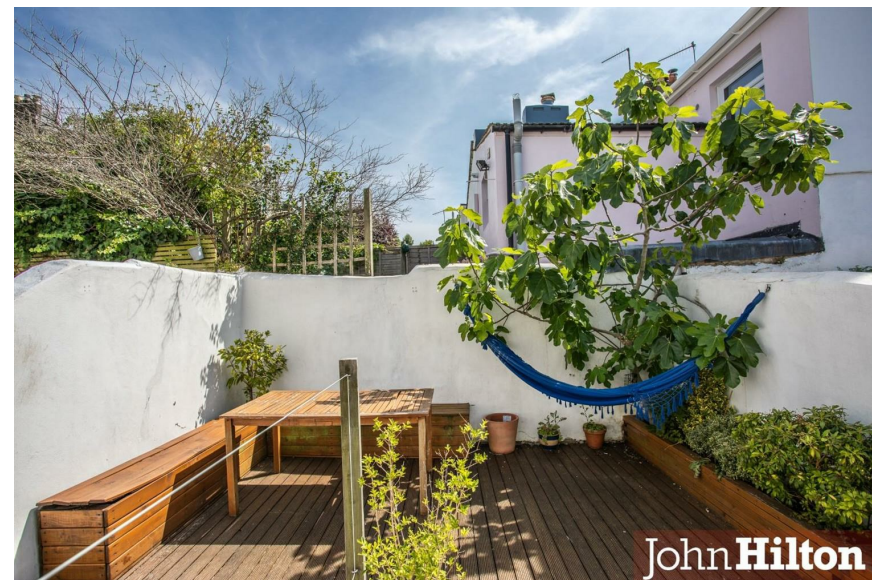
6.67m x 3.87m (21'10" x 12'8")  
Double glazed French doors with full-height side panels opening onto Juliet balcony with fitted roller blind. Radiator, eaves storage and squared opening through to dressing area with two double glazed Velux skylights to front with retractable blackout blinds and door into:

#### En-Suite Shower Room

Shower enclosure with electric shower, low-level WC and wash hand basin set onto cupboard unit. Heated towel rail, ornate tiled floor, part-metro-tiled surround, inset downlights and extractor fan.

#### South-Facing Rear Garden

Lower level laid to pebble shingle with outside timber store and outside water tap. Steps with planted rockery to side ascend to raised timber decked area with outside lights, timber retained soil planters housing mature planting, and timber-built wrap-around seating with storage.



\*\*\* GUIDE PRICE £550,000-£575,000 \*\*\*

An attractive mid-terrace, bay-fronted and well-presented Victorian family home boasting well-proportioned accommodation and being ideally located on the fringes of Elm Grove and Hanover - close to highly regarded schools and with easy access to Brighton Station and the city centre. Internally, accommodation is thoughtfully arranged over three floors and comprises a spacious open-plan lounge, dining and kitchen area to the ground floor which connects to the charming South-facing rear garden, three bedrooms and refitted family bathroom to the first floor, and the master bedroom with en-suite shower and Juliette balcony to the second floor. Externally, there is a small enclosed front yard with space for a bicycle store and a raised courtyard to the rear which captures the sun beautifully and is arranged with planted rockery and a decked terrace with seating.

- NO ONWARD CHAIN
- Elm Grove/Hanover Fringes
- Close to Sought-After Schools
- Bay-Fronted Victorian House
- Four Bedrooms
- Arranged Over Three Floors
- Loft Conversion
- Front & Rear Gardens
- Refitted Family Bathroom
- Open-Plan Lounge/Dining Room/Kitchen

Council Tax  
Band: **C**

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | 84        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 67                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |