

## Sadler Way, Brighton, BN2 5PL

Approximate Gross Internal Area = 125.3 sq m / 1349 sq ft

Garage = 12.2 sq m / 131 sq ft

Total = 137.5 sq m / 1480 sq ft

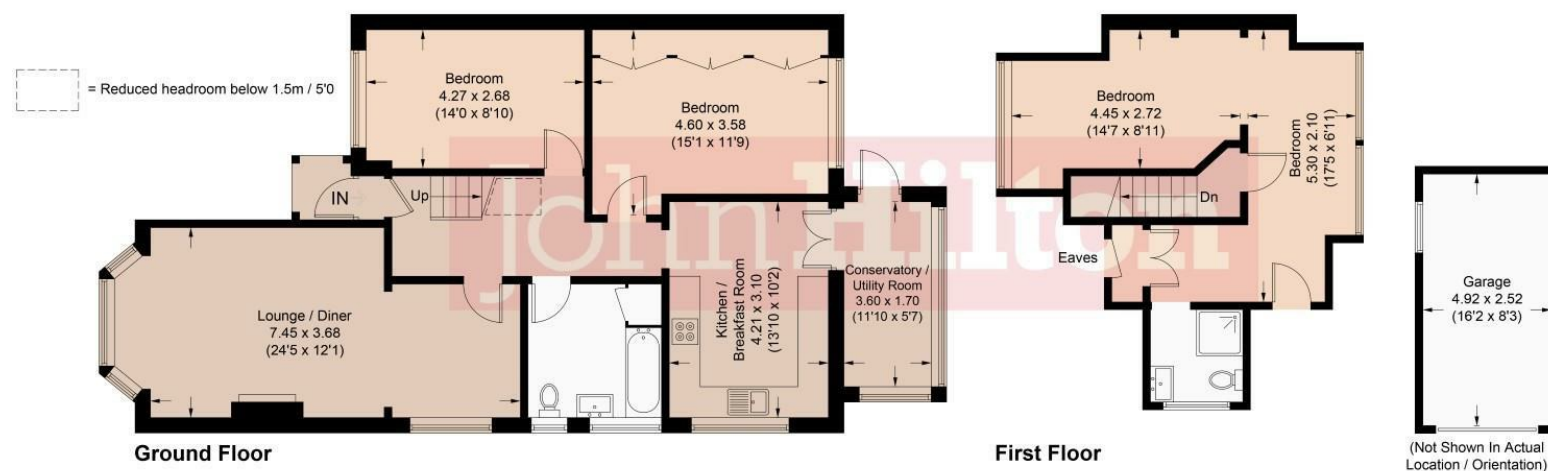


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024



Total Area Approx 1349.00 sq ft

6 Sadler Way, Brighton, BN2 5PL

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](mailto:sales@johnhiltons.co.uk)

**Guide Price £465,000-£480,000**  
**Freehold**





## 6 Sadler Way, Brighton, BN2 5PL

### Approach

Shared driveway to side leading to garage, paved front garden with walled boundaries and low steps leading to porch and front door.

### Entrance Hall

Stairs ascend to first floor.

### Lounge/Diner

7.45m x 3.68m (24'5" x 12'0")

Bay window to front with sea views and window to side, both with fitted plantation shutters, and live gas fire with a feature Italian marble surround and hearth.

### Kitchen/Breakfast Room

4.21m x 3.10m (13'9" x 10'2")

Country-style kitchen with units at eye and base level and worktops with tiled splashbacks. Space for cooker, extractor hood, enamel sink with mixer tap and drainer, space for washing machine, integrated fridge freezer and dishwasher, larder-style cupboard, further cupboard housing 'Vaillant' boiler, space for dining table. Window to side and French doors to rear leading to:

### Conservatory/Utility Area

3.60m x 1.70m (11'9" x 5'6")

Range of units at base level with worktop over, double glazed windows, polycarbonate roof, double glazed door to rear garden.

### Bedroom

4.60m x 3.58m (15'1" x 11'8")

Range of full-width wardrobes with cupboards over, window to rear.

### Bedroom

4.27m x 2.68m (14'0" x 8'9")

Window to front with fitted plantation shutters and sea views, fitted bedroom units with cupboards and drawers incorporating a dressing table.

### Bathroom

Two windows to side, panel-enclosed and tiled bath with mixer tap and matching tiled surround, wash basin, low-level WC, airing cupboard housing hot water cylinder.

### First Floor Landing

Door with borrowed light window over opens into:

### Bedroom

4.45m x 2.72m (14'7" x 8'11")

Stunning panoramic views to the front towards the sea, archway through to:

### Bedroom

5.30m x 2.10m (17'4" x 6'10")

Large window to rear overlooking garden, door access to eaves storage, recessed built-in wardrobe with access to further eaves storage behind.

### En-Suite Shower

Fully fitted, shower enclosure with electric shower and hand-held attachment on riser, wash basin with mixer tap and cupboard below, low-level WC and window to side.

### Rear Garden

Patio area leads to raised rear garden, mostly lawned with raised planters stocked with flower and shrubs, slightly raised sun terrace with artificial lawn, gate side access.

### Garage

4.92m x 2.52m (16'1" x 8'3")

With up-and-over door, side window, power and light supply.



**\*\*GUIDE PRICE £465,000 - £480,000\*\***

An attractive semi-detached 1960s chalet-style bungalow with garage, occupying a nice spot in a 'no through road' just off Wilson Avenue, enjoying delightful panoramic views of the surrounding area and sea beyond. Generously sized accommodation with scope to reconfigure, currently consisting of three/four bedrooms, lounge/diner, kitchen/breakfast room, family bathroom plus shower room and useful utility/conservatory which leads out to the manageable-sized lawned rear garden. The current considerate owners have made many improvements to the fabric of the building which would further benefit from decorative refreshment, offering a blank canvas for the next owners to put their own stamp on. A popular location close to Brighton Racecourse and East Brighton Park with access to delightful walks on the South Downs, the property is just a five-minute drive from Kemp Town village and the Royal Sussex County Hospital. It is also in close proximity to Brighton Marina with its array of waterside restaurants and bars, leisure facilities such as David Lloyd gym, bowling complex and cinema, plus shopping and retail outlets. No onward chain.

- **1960s Semi-Detached Chalet Bungalow**
- **Garage with Power & Light**
- **Potential for Further Off-Road Parking at the Front (Subject to Consents)**
- **Delightful Views Towards the Sea**
- **Three/Four Bedrooms**
- **Bathroom & Shower Room**
- **Spacious & Versatile Accommodation**
- **Manageable Lawned Rear Garden**
- **Popular Location**
- **NO ONWARD CHAIN**

**Council Tax Band: D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(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 2002/91/EC	