

Dartmouth Close, Brighton, BN2 4HZ

Approximate Gross Internal Area = 100.6 sq m / 1083 sq ft
Garage / Annexe = 30.5 sq m / 328 sq ft
Total = 131.1 sq m / 1411 sq ft

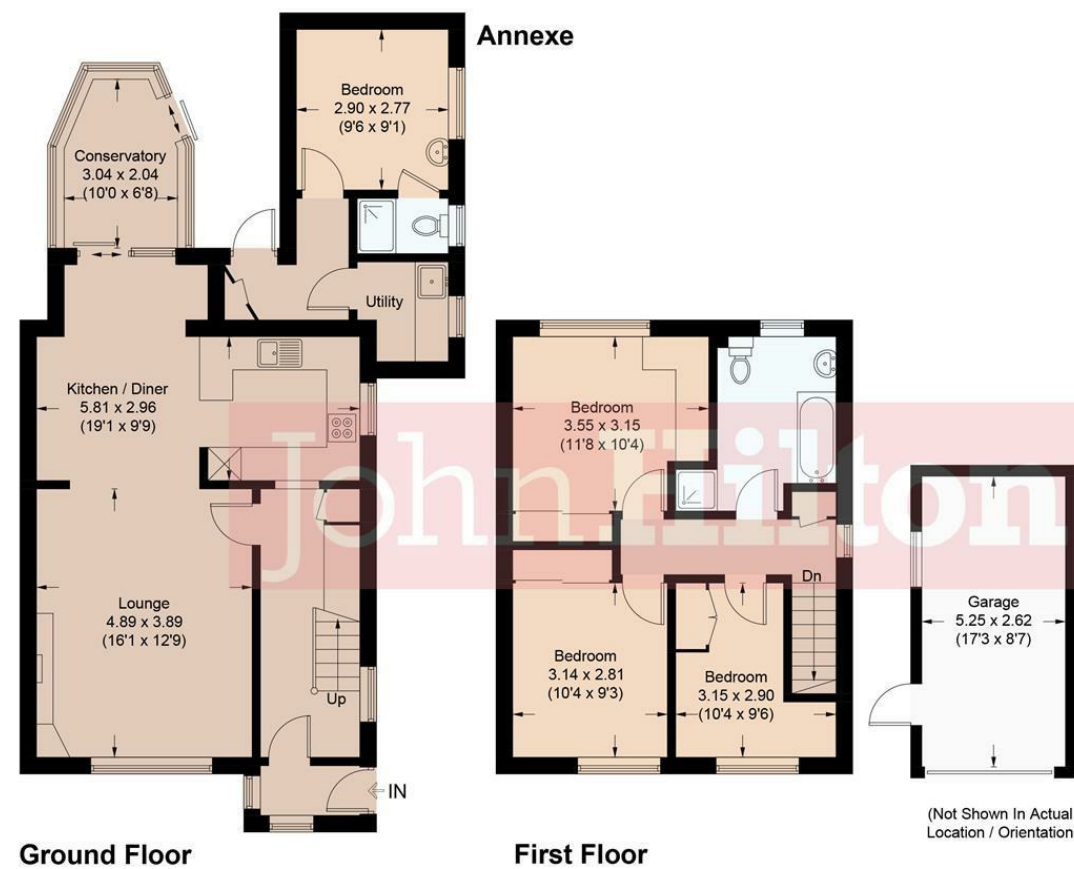


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 1083.00 sq ft

2 Dartmouth Close, Brighton, BN2 4HZ

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Guide Price £400,000-£425,000
Freehold



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Approach

Mostly lawned front garden with walled boundaries. Footpath and steps ascend to front entrance.

Porch

Wood laminate flooring.

Entrance Hall

Wood laminate flooring with built in storage cupboards under stairs and a circular window.

Lounge

4.89m x 3.89m (16'0" x 12'9")
Wood laminate flooring with large window to the front with views towards open fields. Gas fire with stone surround. Archway to

Kitchen/Diner:

5.81m x 2.96m (19'0" x 9'8")

Kitchen

Tiled floor, range of units at eye and base level and work tops with tiled splashbacks. Stainless steel sink with mixer tap and drainer, spaces for appliances and a side window.

Dining Area

Wood laminate flooring and patio doors to:

Conservatory

3.04m x 2.04m (9'11" x 6'8")
VPVC double glazed windows with tiled floor and patio door to rear garden.

Landing

Fitted carpet and a circular window with a built in cupboard. Housing combi boiler and entrance to part-boarded loft.

Bedroom

3.15m x 2.90m (10'4" x 9'6")
Window to the front with panoramic views towards the fields and the South Downs. Fitted carpet and recessed built in wardrobe with mirrored sliding doors.

Bedroom

3.55m x 3.15m (11'7" x 10'4")
Window to the rear and fitted carpet. Recessed built in wardrobe with sliding mirrored doors and fitted chest of drawers.

Bedroom

3.14m x 2.81m (10'3" x 9'2")
Window to the front with views and fitted carpet.

Bathroom

Fully tiled with panel enclosed bath, shower mixer tap with hand shower and recessed shower enclosure with mains shower. Wash basin with mixer tap, low level WC and heated towel rail.

Rear and Side Garden

Rear garden is tiered on two levels and side garden is private from the road paved infilled with pea shingle. Various shrubs and off road parking for 2 cars, accessed from Dartmouth Crescent.

Garage

5.25m x 2.62m (17'2" x 8'7")
Up and overdoor with power and light, accessed via shared drive from Dartmouth Crescent.

ANNEXE:

Accessed via rear garden with separate entrance.

Hallway

Fitted carpet and a built in cupboard.

Bedroom

2.90m x 2.77m (9'6" x 9'1")
Fitted carpet with wash basin and side window.

Shower Room

Raised shower tray, tiled splashbacks and electric shower with hand shower on a riser. Tiled floor and low level WC.

*** GUIDE PRICE £400,000-£425,000 ***

An attractive three-bedroom family size end-of-terrace house which occupies a wide corner plot with gardens on three sides and has been in the same family since it was originally built, situated within a popular residential area on the Brighton outskirts. The property benefits from a garage at the rear, off-road parking for two vehicles at the side, and a self-contained annexe ideal for those looking for an older relative or teenager's accommodation or possibly an additional income. Requires general cosmetic updating with further scope to extend at the side or possibly build an additional house, subject to the usual consents. Close to green open spaces with delightful views of the surrounding area towards the South Downs. Local shops and school are nearby as well as frequent bus links to both universities and the city centre. No onward chain.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(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: **D**

- Family Sized Three Bedroom House
- Occupies a Wide Corner Plot
- Gardens on Three Sides
- Garage Plus Off Road Parking
- Self Contained Annexe
- Requires Cosmetic Updating
- Scope to Extend at the Side (Subject to Consents)
- Potential for Another Dwelling (Subject to Consents)
- Popular Residential Area
- Close to Green Open Spaces

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

JohnHilton