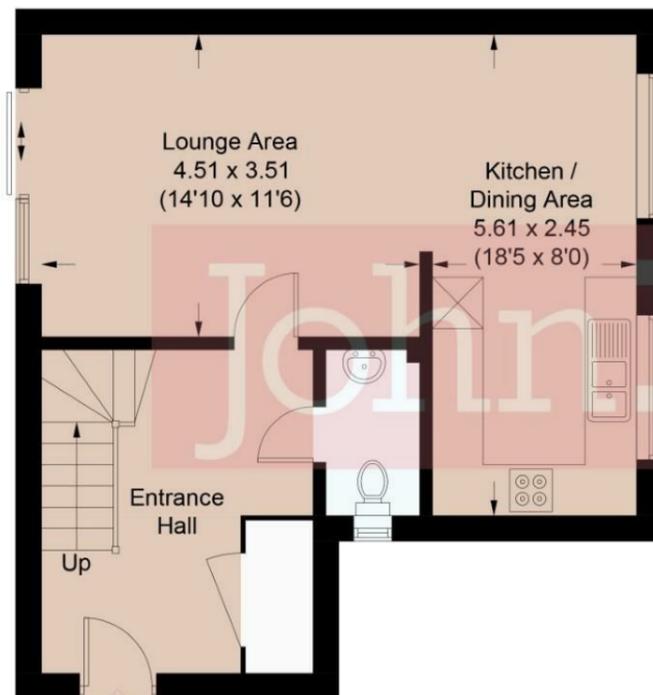
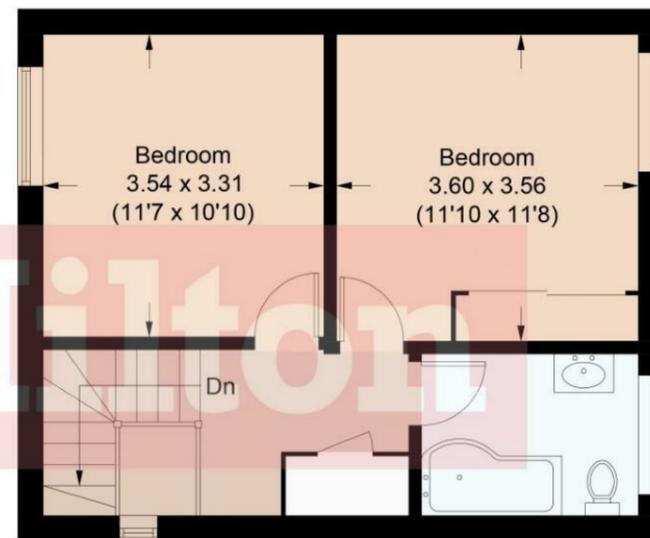


## Kenilworth Close, Brighton, BN2 4LF

Approximate Gross Internal Area = 85.5 sq m / 920 sq ft



IN  
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2026



Total Area Approx 920.00 sq ft

1A Kenilworth Close, Brighton, BN2 4LF

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

**Guide Price £375,000-£400,000**  
**Freehold**



John Hilton



John Hilton

## 1A Kenilworth Close Brighton, BN2 4LF

### Approach

Block-paved driveway offering off-street parking for two vehicles. Hedgerow-enclosed lawned garden to front with perennial planting, secure side gate opens to covered bicycle store and shed, and further gate offers access to rear garden. Front door with full height obscure glazed side panel opens into:

### Entrance Lobby

Turning stairs ascend to first floor landing with storage space under. Built-in coat cupboard housing electric fuse box, radiator, and wood-effect laminate flooring extends through to living space.

### Ground Floor Cloakroom

Obscure double-glazed window to front. Pedestal wash hand basin with tiled splashback, WC, chrome heated towel, ceramic tiled floor and extractor fan.

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

#### Lounge Area

4.51m x 3.51m (14'9" x 11'6")  
Double-glazed sliding patio doors offering far-reaching widespread views of countryside and over rooftops, and access onto terraces and rear garden. Radiator and wood-effect laminate flooring which extends through to:

#### Kitchen/Dining Area

5.61m x 2.45m (18'4" x 8'0")  
Modern fitted kitchen comprising a range of matching cream high-gloss wall and base units, including an integrated slimline dishwasher, integrated washing machine and integrated tall standing fridge-freezer, plus cupboard housing 'Worcester' combination boiler. Work surfaces with part-metro-tiled surround extend to include a one-and-a-half bowl sink with mixer tap alongside a gas hob with electric oven under and extractor fan over. There is a double-glazed window overlooking front garden, and inset downlights and wood-effect laminate flooring which extend through to the dining area, where a further double-glazed window overlooks front garden with fitted foller blind and radiator under.

#### First Floor Landing

Double-glazed windows offering distant views of countryside and across rooftops. Large built-in storage cupboard with hanging and shelving, wood-effect laminate flooring.

#### Bedroom

3.54m x 3.31m (11'7" x 10'10")  
Double-glazed picture window offering widespread far-reaching views over rooftops towards countryside, with fitted roller blind and radiator under. Wood-effect laminate flooring.

#### Bedroom

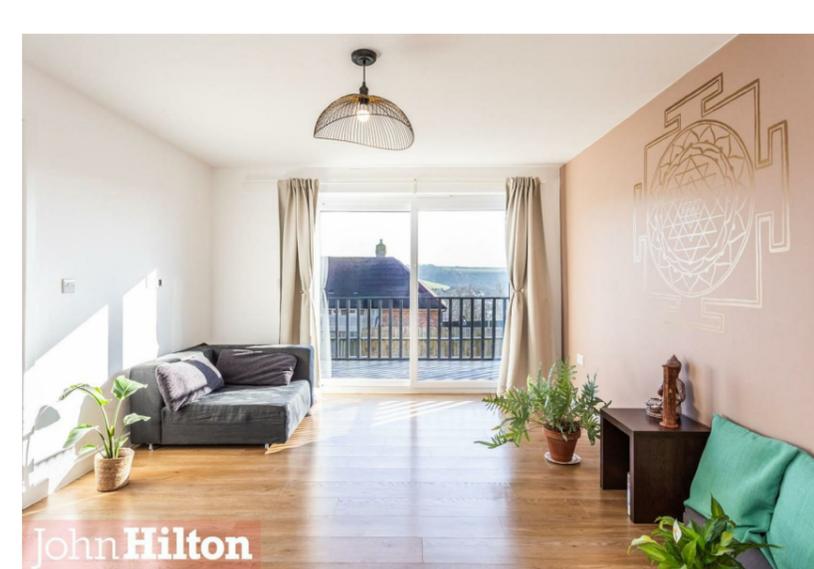
3.60m x 3.56m (11'9" x 11'8")  
Double-glazed window to front with fitted roller blind and radiator under. Wood laminate flooring and large built-in wardrobe with hanging and shelving.

#### Bathroom

Obscure double-glazed window to front. Three-piece white bathroom suite comprising panel-enclosed P-shaped shower bath with mixer tap and thermostat shower over, wash hand basin set into vanity cupboard with wall-mounted mirrored bathroom cabinet over, and low-level WC. Ceramic tiled floor, heated towel rail and inset downlights with extractor.

#### Rear Garden

Timber decked terrace with timber balustrade and sleeper retained steps laid to pebble shingle leading down to lawned garden, with fenced boundaries, gate to front of property, and outside water tap.



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\*\*\* GUIDE PRICE £375,000-£400,000 \*\*\*

NO ONWARD CHAIN! John Hilton's are delighted to be able to offer, as sole selling agent, this rare opportunity to acquire a modern detached family home in the increasingly popular Bevendean district of Brighton. Built in 2017, the property enjoys an elevated position which affords a wonderful sense of natural daylight and widespread views over rooftops towards countryside. With one year still remaining on the NHBC, the property, in our opinion, still feels as new as when our vendor purchased. Immaculately presented accommodation comprises an impressive and beautifully lit double-height entrance hall, ground floor cloakroom, open-plan lounge-diner connecting to a fully integrated kitchen space which in turn connects to a raised terrace via patio doors. To the first floor there are two generous double bedrooms, the master of which has built-in wardrobes, alongside a beautifully appointed family bathroom. Front, side and rear gardens hug this lovely house and include a brick-paved driveway offering parking for two vehicles.

- NO ONWARD CHAIN
- Detached Two-Bed House
- Driveway for Two Vehicles
- Front, Side & Rear Gardens
- Beautiful Countryside Views
- Built in 2017
- Open-Plan Living Space
- Spacious Double-Height Entrance Lobby
- Doorstep Countryside Walks
- Ground Floor Cloakroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	86
(81-91)	B		
(69-80)	C		
(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: B

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

John Hilton