

The Avenue, Brighton, BN2 4GG

Approximate Gross Internal Area = 90.8 sq m / 977 sq ft

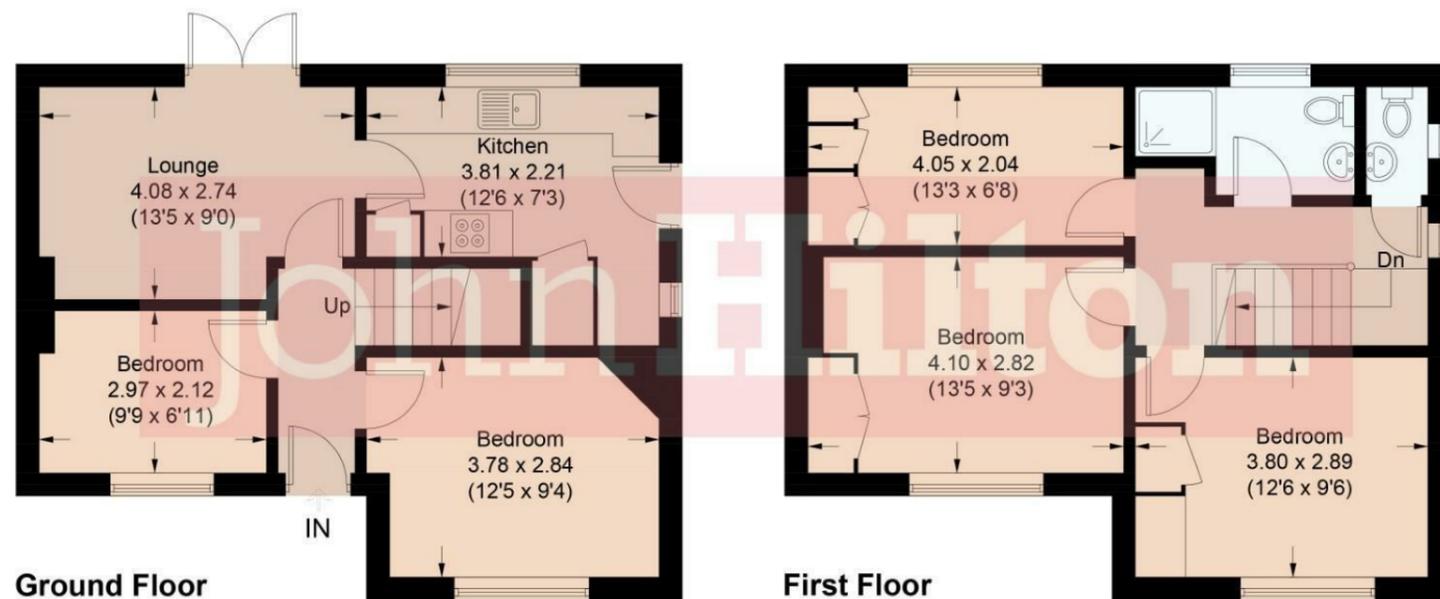


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 977.00 sq ft

99 The Avenue, Brighton, BN2 4GG

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

Offers In Excess Of £375,000
Freehold



99 The Avenue, Brighton, BN2 4GG

*** NO ONWARD CHAIN ***

Currently arranged as a five-bedroom HMO, this older style semi-detached house would similarly make a great family home. In an elevated position, set back from the road and overlooking the green opposite, the property benefits from an off-street parking space and generous, sunny garden to its South-facing front. Internally, the property presents in good decorative order and is currently arranged with two bedrooms, living space and kitchen to the ground floor and three further bedrooms, bathroom and separate WC to the first floor. There is plenty of potential for improvement, alteration and extension should the property appeal to a family buyer. A well proportioned rear garden is arranged over three tiers.



John Hilton

John Hilton

John Hilton



John Hilton

John Hilton

Approach

Off-road parking space for one vehicle. Hedgerow-enclosed South-facing front garden laid to lawn and paving. Covered entrance with obscure glazed front door opening into:

Entrance Hall

Laminate flooring, radiator, coved ceiling and stairs to first floor landing.

Lounge

4.08m x 2.74m (13'4" x 8'11")
Double-glazed French doors open onto rear garden, radiator, laminate flooring, coved ceiling and opening through to:

Kitchen

3.81m x 2.21m (12'5" x 7'3")
Double-glazed window overlooking rear garden. Fitted kitchen comprising a range of matching wall and base units. Work surfaces with part-tiled splashbacks extend to include a single bowl stainless steel sink with drainer and mixer tap alongside a four-ring ceramic hob with electric oven under and extractor fan over. Space and plumbing for washing machine and tall standing fridge freezer, large understairs cupboard, wall-mounted 'Worcester' combination boiler. Vinyl flooring and obscure double-glazed door opening to side passage.

Bedroom

2.97m x 2.12m (9'8" x 6'11")
Double-glazed window to front with radiator under. Part coved ceiling.

Bedroom

3.78m x 2.84m (12'4" x 9'3")
Double-glazed window to front with radiator under. Wood laminate flooring and coved ceiling.

First Floor Landing

Double-glazed window to side, laminate flooring, and hatch offering access to loft space.

Separate WC

Obscure double-glazed window side. Low-level WC, wall-mounted wash hand basin, part-tiled surround and vinyl flooring.

Shower Room

Obscure double-glazed window to side. Shower enclosure with electric shower, pedestal wash hand basin and low-level WC. Aquaboard surround, extractor fan, and vinyl flooring.

Bedroom

4.05m x 2.04m (13'3" x 6'8")
Double-glazed window to rear with fitted roller blind and radiator under. Built-in storage and laminate flooring.

Bedroom

4.10m x 2.82m (13'5" x 9'3")
Double-glazed window to front with radiator under, built-in wardrobe and laminate flooring.

Bedroom

3.80m x 2.89m (12'5" x 9'5")
Double-glazed window to front with fitted roller blind and radiator under. Built-in double wardrobe and laminate flooring.

Rear Garden

Arranged over three tiers and laid predominantly to lawn with flower borders, mature shrubs and trees.



John Hilton



John Hilton

- NO ONWARD CHAIN
- Five-Bedroom HMO
- Convenient for Universities
- Semi-Detached
- Good Sized Front & Rear Gardens
- Off-Street Parking for One
- Would Make a Great Family Home
- Overlooks 'The Green' Opposite
- Flexible Accommodation
- Regular Bus Service

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	80
England & Wales	EU Directive 2002/91/EC

Council Tax Band: C