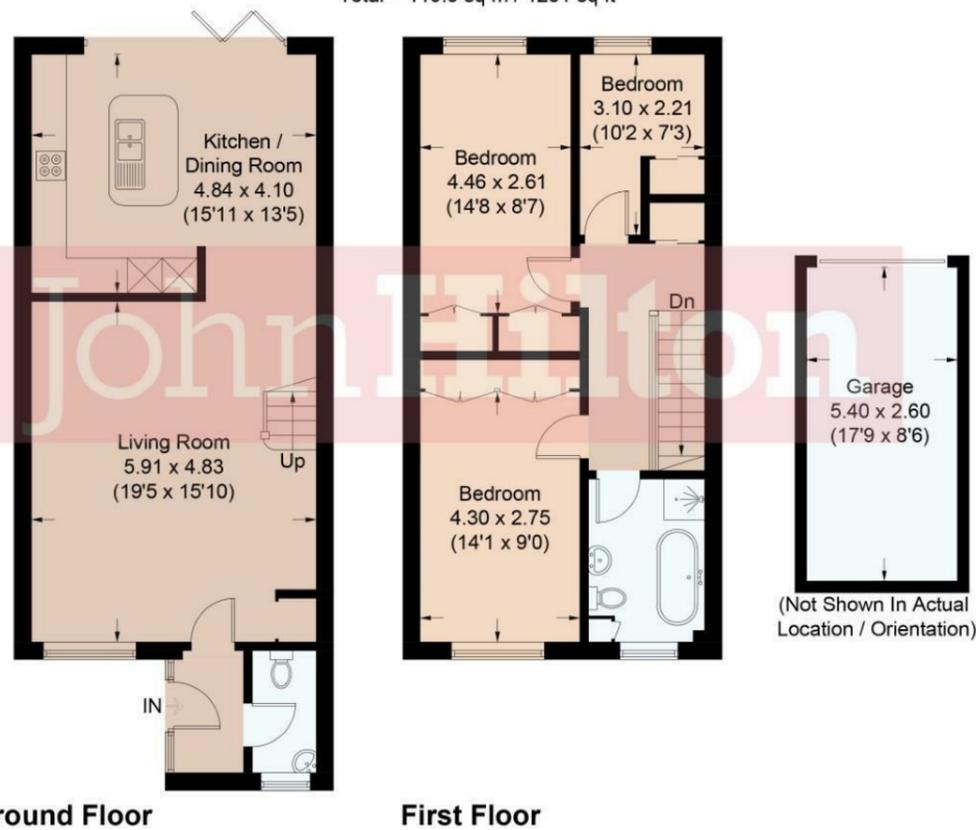


## Uplands Road, Brighton, BN1 7FA

Approximate Gross Internal Area = 105.0 sq m / 1130 sq ft  
Garage = 14.0 sq m / 151 sq ft  
Total = 119.0 sq m / 1281 sq ft



Ground Floor

First Floor

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



Total Area Approx 1130.00 sq ft

17 Uplands Road, Brighton, BN1 7FA

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 £450,000-£475,000**  
**Freehold**



John Hilton



John Hilton

## 17 Uplands Road, Brighton, BN1 7FA

\*\*\* GUIDE PRICE £450,000-£475,000 \*\*\*

Built in 1974 as part of a self-build scheme, this generously sized three-bedroom end-of-terrace house with garage and off-road parking occupies an elevated position with delightful 180-degree panoramic views at the front. Well-presented accommodation with a flowing open-plan living arrangement consists of a sizeable lounge which flows through to a family sized kitchen/dining room featuring a breakfast island and bi-fold doors leading out to the garden. Upstairs there are three bedrooms, a fully tiled modern bathroom with bath and separate shower enclosure, and loft with potential for conversion (subject to usual consents). Located in a popular residential area to the east of Fiveways, ideal for families and close to highly regarded local schools. Local shops can be found nearby at "The Dip" shopping parade, as can good transport links with frequent buses into the city centre, and a train station within a short stroll.

### Approach

Private driveway with off-road parking leading to garage, and steps ascending to paved patio area, an ideal spot for morning coffee with delightful elevated views of the surrounding area and the South Downs beyond.

### Entrance Hall

Tiled floor, door into:

### Separate WC

Fully tiled walls and flooring, low-level WC, corner wash basin with mixer tap.

### Living Room

5.91m x 4.83m (19'4" x 15'10")  
Large double-glazed window to front with panoramic views of surrounding area and Brighton Racecourse in the distance. Fitted carpet, open-tread stairs to first floor, and archway through to:

### Kitchen/Dining Room

4.84m x 4.10m (15'10" x 13'5")  
Modern fitted kitchen with handle-less units at eye and base level, and square edge worktops with concealed downlights over. Breakfast island with inset ceramic sink, incorporating matching units with integrated dishwasher and washing machine. Fitted 'Neff' double oven and induction hob with extractor over and mosaic-tiled splashback, integrated fridge-freezer, wine cooler fridge, cupboard housing 'Vaillant' combi boiler. Space for dining table, brushed oak laminate flooring and bi-fold doors opening out to rear garden.

### First Floor Landing

Fitted carpet, cupboard with mirrored sliding doors, entrance to boarded loft with drop-down ladder and potential to convert (subject to usual consents).

### Bedroom

4.30m x 2.75m (14'1" x 9'0")  
Fitted carpet, window to front with delightful panoramic views, recessed fitted wardrobes.

### Bedroom

4.46m x 2.61m (14'7" x 8'6")  
Fitted carpet, window overlooking rear garden, recessed fitted wardrobes.

### Bedroom

3.10m x 2.21m (10'2" x 7'3")  
Fitted carpet, window overlooking rear garden, built-in wardrobe with mirrored sliding doors.

### Bathroom

Fully tiled, panel-enclosed bath with central mixer tap, shower enclosure with raised shower head plus hand-held shower attachment on riser, wash basin with mixer tap, low-level WC, heated towel rail, and fitted cupboard.

### Rear Garden

With side access, paved patio leads to lawned garden with fenced boundaries.

### Garage

5.40m x 2.60m (17'8" x 8'6")  
Up-and-over door, power and light, and ample space to park a car.



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- Three-Bedroom End-of-Terrace House
- Elevated Position with Stunning Panoramic Views
- Garage Plus Off-Road Parking
- Modern & Well-Presented Interior
- Open-Plan Living Accommodation
- Kitchen with Breakfast Island & Integrated Appliances
- Bi-Fold Doors to Rear Garden
- Ground Floor Cloakroom
- Popular Location for Families
- Close to Highly Regarded Schools & Local Amenities

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		74	80
(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**