John **Hilton**

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Riley Road, Brighton, BN2 4AH

WC
3.07 x 1.07m
10'1" x 3'6"

Kitchen / Diner
3.07 x 5.35m
10'1" x 17'7"

Conservatory / Sun Room
3.46 x 3.05m
11'4" x 10'0"

Bedroom
3.33 x 4.29m
10'11" x 14'1"

Lounge
4.87 x 3.05m
16'0" x 10'0"

Bedroom
3.99 x 4.78m
13'1" x 15'8"

Bathroom
1.65 x 1.99m
5'5" x 6'6"

WC

Bathroom
2.04 x 2.11m
6'8" x 6'11"

**Bedroom /
Reception Room**
2.25 x 5.64m
7'5" x 18'6"

Boarded Loft
6.97 x 4.80m
22'10" x 15'9"

Shower Room
2.20 x 2.12m
7'3" x 6'11"

Bedroom
3.49 x 3.74m
11'5" x 12'3"

Bedroom
3.55 x 3.02m
11'8" x 9'11"

Bedroom
3.71 x 3.02m
12'2" x 9'11"

Total Area: 210.2 m² ... 2262 ft²

All measurements are approximate and for display purposes only

Total Area Approx 2262.00 sq ft

36 Riley Road, Brighton, BN2 4AH

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£500,000 Freehold

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36 Riley Road, Brighton, BN2 4AH

Occupying an elevated position on a popular tree-lined road of Edwardian terraces, a substantial and generously sized five bedroom house which we understand started life as a laundry house. Requires full refurbishment but offers a great opportunity to restore the property back to its former glory. Alternatively the property could convert into three flats (subject to usual consents), as the adjoining property next door has done. The current accommodation consists of five/six bedrooms, one/two reception rooms and a family sized kitchen/dining room, plus two bathrooms, shower room and two separate WCs. There is also a useful boarded loft with Velux windows, accessed via a staircase. The property benefits from having an entire new roof and new boiler installed, both in 2022. Situated in a popular residential area close to Lewes Road, local school and shops, the property is also well-positioned for access into central Brighton and mainline station.

Approach
Raised front garden, steps ascend to front door from street level.

Entrance Hall
Leads to inner hallway with stairs to first floor and understairs storage.

Lounge
4.87m x 3.05m (15'11" x 10'0")
Natural wood floors, leads through to:

Kitchen/Dining Room:
3.07m x 5.35m (10'0" x 17'6")

Kitchen Area
Single stainless steel sink with double drainer, cupboards and drawers below, space for cooker with extractor hood over, tiled splashbacks, wall-mounted Glow-Worm boiler, recessed area with spaces for further appliances.

Dining Area
Further eye-level and base units with worktops and tiled splashbacks. Door leads to lower tier of rear garden.

Ground Floor WC
Low-level WC, wash basin, space and plumbing for washing machine.

Bedroom
3.49m x 3.74m (11'5" x 12'3")
Natural wood floor, coved ceiling, square bay window to front.

Bedroom/Reception Room
2.25m x 5.64m (7'4" x 18'6")
Windows to rear, wash basin. Door into:

Shower Room
Wash basin, recessed shower enclosure with electric shower and hand-held attachment on riser, door to entrance hall.

First Floor Landing
Staircase ascends to loft.

Bedroom
3.71m x 3.02m (12'2" x 9'10")
UPVC double glazed window to front, wash basin.

Bedroom
3.55m x 3.02m (11'7" x 9'10")
UPVC double glazed window to front, recessed fitted wardrobe.

Bedroom
3.99m x 4.78m (13'1" x 15'8")
L-shaped with UPVC double glazed window to rear, wash basin.

Bedroom
3.33m x 4.29m (10'11" x 14'0")
Two double glazed windows, UPVC double glazed door leads to conservatory.

Bathroom
Panel-enclosed bath with tiled splashbacks, wash basin, low-level WC, airing cupboard housing hot water cylinder.

Bathroom Two
Panel-enclosed bath with mixer tap and tiled splashbacks, wash basin, low-level WC, heated towel rail.

Separate WC
Low-level WC, corner basin with tiled splashbacks.

Conservatory
3.46m x 3.05m (11'4" x 10'0")
Double glazed windows, polycarbonate roof, French doors to raised rear garden.

Boarded Loft Storage
6.97m x 4.80m (22'10" x 15'8")
Velux windows to rear. Two radiators, fully boarded, fitted carpet.

Tiered Rear Garden
On three levels - lower patio with steps ascending to sheltered middle tier, top tier paved with borders and a workshop with double glazed window. Walled and fenced boundaries.

- Edwardian Terraced House
- Substantial Five/Six Bedroom Dwelling
- Requires Full Refurbishment
- Versatile Accommodation
- Potential to Convert to Flats (Subject to Planning Consents)
- Three Bath/Shower Rooms
- New Roof in 2022
- New Boiler Installed 2022
- Popular Tree-Lined Road
- Close to Lewes Road

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Council Tax Band: **C**

John Hilton