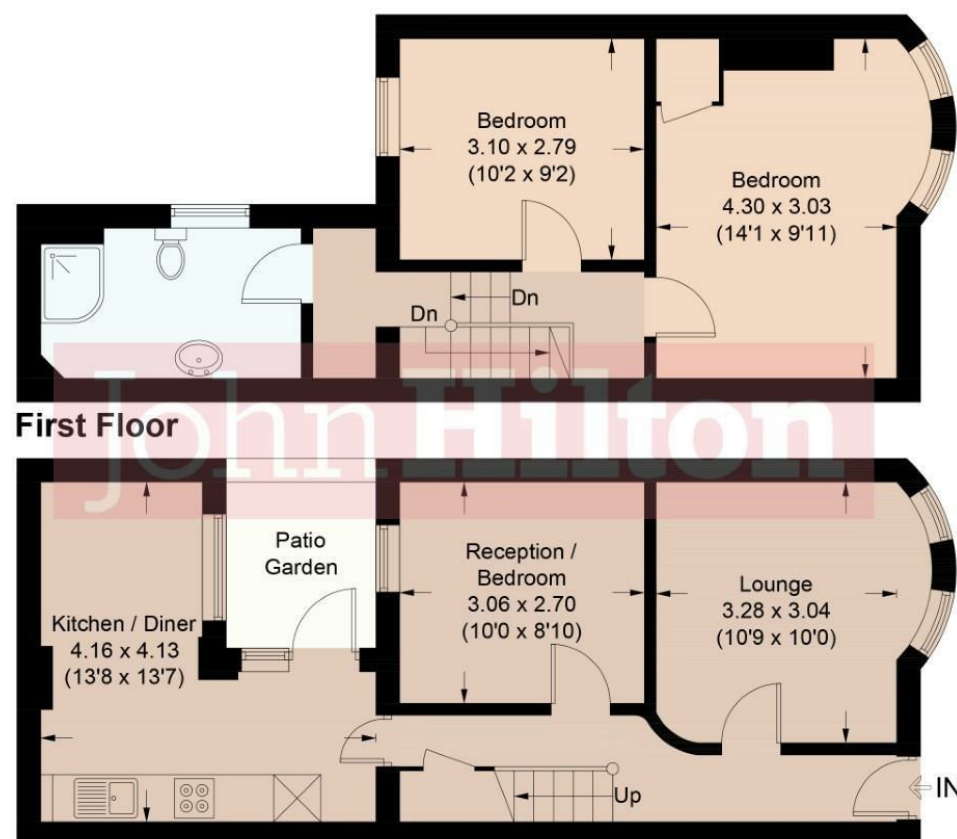


Surrey Street, Brighton BN1, 3PA

Approximate Gross Internal Area = 78.0 sq m / 839 sq ft



First Floor

Ground Floor

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



JohnHilton

Total Area Approx 839.00 sq ft

3 Surrey Street, Brighton, BN1 3PA

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 £400,000 - £425,000
Freehold



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3Surrey Street Brighton BN1 3PA

*** GUIDE PRICE £400,000-£425,000 ***

Situated within a stone's throw of Brighton Station in the heart of the vibrant city centre, a bow-fronted two/three-bedroom older style mid-terrace house. Requires general updating and would be ideal for those looking for a blank canvas to put their own stamp on. Offering flexible accommodation with two bedrooms, separate lounge, second reception room/bedroom three, kitchen/diner, spacious shower room and courtyard patio to the rear. Convenient and central position within a short stroll of everything the city centre has to offer, close to the North Laine district, Seven Dials and the seafront. Being sold with vacant possession and no onward chain.

Approach

Formal front garden with walled boundaries. Pathway leads to front door.

Entrance Hall

Ornate ceiling coving and understairs storage cupboard, stairs ascending to first floor.

Lounge

3.28m x 3.04m (10'9" x 9'11")
Bowed bay with sash windows, coved ceiling and dado rail.

2nd Reception/Bedroom

3.06m x 2.70m (10'0" x 8'10")
Window to rear, coved ceiling and dado rail.

Kitchen/Diner

4.16m x 4.13m (13'7" x 13'6")
Range of units at eye and base level and worktops with tiled splashbacks. Round bowl stainless steel sink with mixer tap and drainer, built-in oven and hob with extractor hood over, spaces for appliances as well as space for a breakfast table. Window in dining area overlooks patio garden, with further window and door to rear garden.

First Floor Landing

Split-level with built-in storage cupboard and entrance to loft space. Wall-mounted combi boiler with built-in low-level cupboard below.

Bedroom

4.30m x 3.03m (14'1" x 9'11")
Bowed bay with two sash windows to front, recessed built-in cupboard, coved ceiling and dado rail.

Bedroom

3.10m x 2.79m (10'2" x 9'1")
Window to rear, coved ceiling and dado rail.

Shower Room

Aqua panelled walls, corner shower enclosure with mains shower plus hand shower on riser, wash basin, low-level WC and window to side.

Patio Garden

Walled boundaries and raised flower bed.

- Two/Three Bedroom Mid-Terrace House
- One/Two Reception Rooms Plus Kitchen/Diner
- Older Period Property
- Flexible Accommodation
- Blank Canvas to Put Your Own Stamp On
- Gas Central Heated
- Close Proximity to Brighton Station
- City Centre Location
- Vacant Possession on Completion
- NO ONWARD CHAIN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	65
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band: **B**