John Hilton

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Est 1972

Thompson Road, Brighton, BN1 7BH

Approximate Gross Internal Area = 79.8 sq m / 859 sq ft
(Excluding External Cupboard)

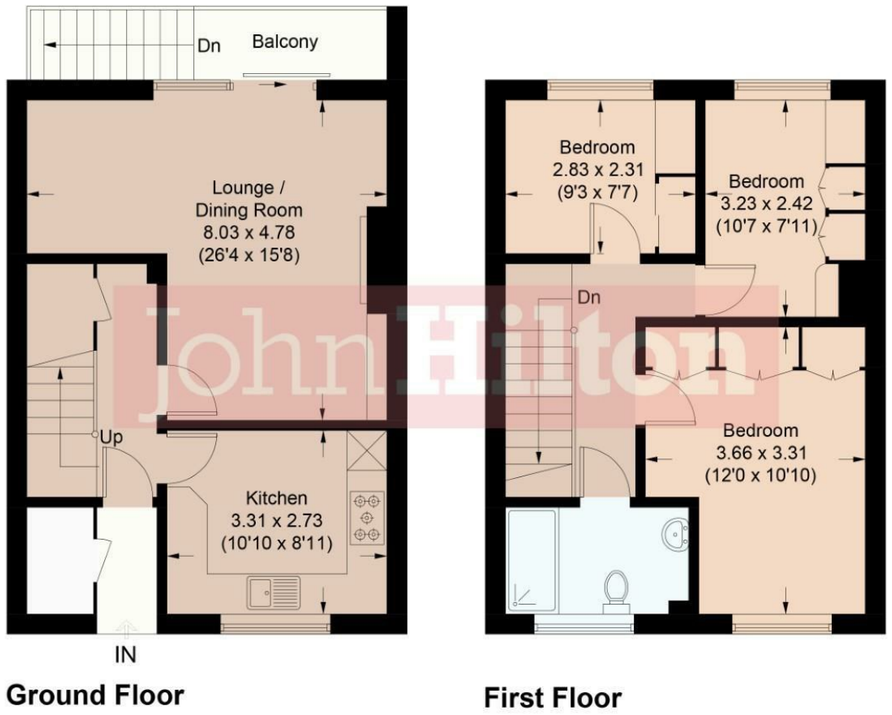


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx sq ft

52 Thompson Road, Brighton, BN1 7BH

To view, contact John Hilton:
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132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Guide Price £325,000-£350,000
Freehold

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52 Thompson Road, Brighton, BN1 7BH

*** GUIDE PRICE £325,000-£350,000 ***

Offered with NO ONWARD CHAIN, this sweet property has been with the same family since the 1960s and, in our opinion, offers a fantastic opportunity for those seeking their own first time family home purchase. The property is set down and back from this seldom trafficked road in the increasingly popular Hollingdean district and enjoys splendid elevated views towards the statuesque Brighton General Hospital at the rear. Internally the property offers a good size kitchen, lounge/dining room to the rear with sliding patio doors which take in the view, three bedrooms and the shower room. Outside the property benefits from a West-facing sun-drenched paved patio to the front with sloping lawn, and the living room connects to a raised terrace which leads down to a further patio and an area laid to lawn with outside brick-built store. There is a spacious, predominantly boarded, loft space with pull-down ladder which offers the potential for conversion, subject to the necessary consents (SNPC) and the kitchen and lounge/dining room would make a wonderful dual aspect combined space if knocked through.



Approach
Sloping front garden laid to lawn with flower border. Steps from pavement descend to paved front patio. Covered entrance, outside light and store cupboard housing 'Vaillant' gas combi boiler and gas meter.

Entrance Hall
Stairs ascend to first floor landing with understairs storage cupboard housing electric consumer unit and electric meter. Coved ceiling, radiator and oak engineered flooring.

Kitchen
3.31m x 2.73m (10'10" x 8'11")
Fitted kitchen comprising a range of matching wall and base units, with double-glazed window to front with fitted venetian blind overlooking front garden. Work surfaces with part tiled splashbacks extend to include a refitted five-ring gas hob with electric oven under and extractor fan over, alongside a single bowl stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine and tall standing fridge-freezer, vinyl floor, coved ceiling and radiator.



Lounge/Dining Room
Double-glazed sliding patio door opening onto terrace and rear garden, coved ceiling and radiator.

First Floor Landing
Radiator, hatch offering access into predominantly boarded loft space with light and pull-down ladder. Offers the potential for conversion (STPC).

Bedroom
Double-glazed window to rear offering far-reaching widespread views, radiator, coved ceiling, built-in wardrobes with hanging, shelving and drawers.

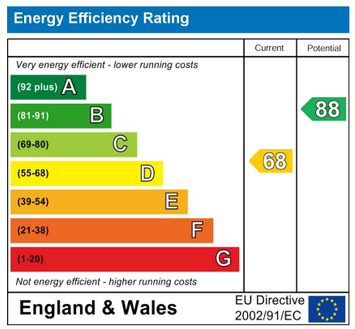
Bedroom
Double-glazed bay window to rear offering far-reaching widespread views, radiator, coved ceiling, and built-in wardrobes, drawers and dressing table.

Bedroom
Double-glazed window to front with radiator under, coved ceiling, and wall-to-wall, floor-to-ceiling, built-in wardrobes offering hanging and shelving.

Shower Room
Obscure double-glazed window to front. Large, low-profile shower tray with thermostat shower and glass shower screen, wash hand basin with mixer tap set onto cupboard unit, and WC. Tiled surround and flooring, inset downlights and wall-mounted heated towel rail.

Rear Garden
Tiled terrace offering far-reaching widespread views with wrought iron balustrades. Steps descend to paved patio and area laid to artificial grass, with further steps down to brick-built outside store.





Council Tax Band:

- NO ONWARD CHAIN
- Hollingdean
- Elevated Widespread Views
- Ideal First Time Buy
- Three Bedrooms
- Lounge/Dining Room
- Good Size Kitchen
- Potential for Improvement
- New Consumer Unit Approximately 2022
- Potential for Loft Conversion (STPC)

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

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