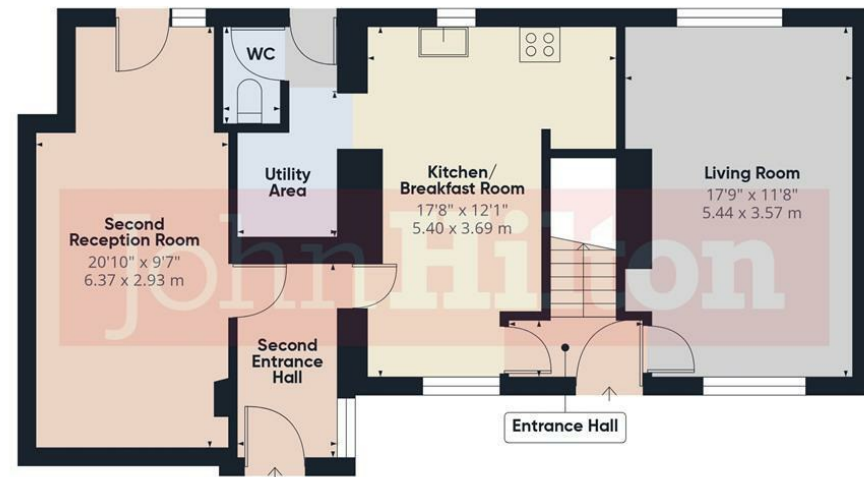


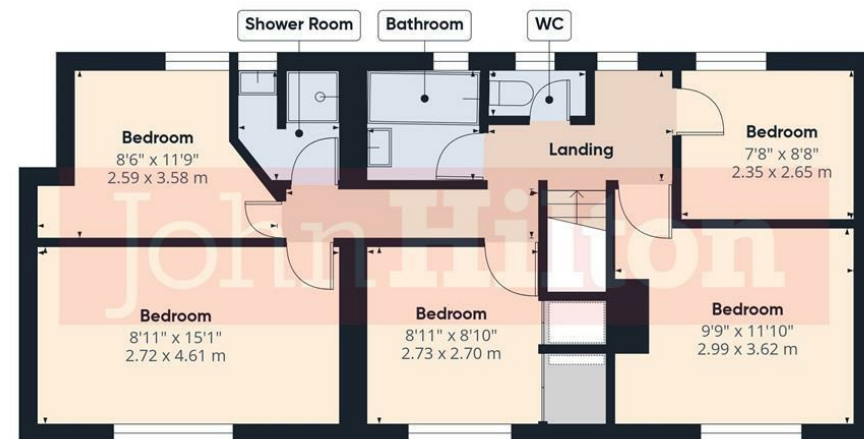
John Hilton

John Hilton

Est 1972



Ground Floor



Floor 1

Total Area Approx 1333.00 sq ft

8 Horton Road, Brighton, BN1 7EA

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
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8 Horton Road, Brighton, BN1 7EA

A substantial five-bedroom end-of-terrace house situated within the popular residential area of Hollingdean. The property benefits from a two-storey side extension providing additional living space and further bedrooms. Being sold with vacant possession, having recently been let as a six-bedroom HMO (producing £3,679 pcm / £44,148 per annum), the property would easily revert to a large family home. The accommodation consists of a living room, kitchen/breakfast room, a second reception room, utility area and separate WC to the ground floor. Upstairs there are five bedrooms, a shower room, a bathroom, and a separate WC. Externally there are gardens to the front and rear plus off-road parking for multiple vehicles. Located within easy reach of local amenities, highly regarded schools, the universities, and frequent buses into the city centre. No onward chain.

Approach

Front garden with lawned and paved areas, off-road parking for multiple vehicles.

Entrance Hall

Stairs to first floor, wood laminate flooring.

Living Room

5.44m x 3.57m (17'10" x 11'8")
Dual aspect with windows to front and rear, fitted carpet. Currently in use as a bedroom.

Kitchen/Breakfast Room

5.40m x 3.69m (17'8" x 12'1")
Range of units at eye and base level, worktops with matching splashbacks, fitted electric oven, gas hob with stainless steel splashback and canopy extractor hood over, stainless steel sink with mixer tap and drainer. Breakfast bar with matching upstand and space for two under-counter appliances. Understairs storage cupboard, 'Vaillant' combi boiler, wood laminate flooring, and window overlooking rear garden.

Utility Area

Space and plumbing for washing machine, worktop, eye-level units.

Ground Floor WC

Low-level WC.

Second Entrance Hall

Wood laminate flooring, doors to Kitchen/Breakfast Room and Second Reception.

Second Reception Room

6.37m x 2.93m (20'10" x 9'7")
Fitted carpet, uPVC double-glazed door and window to rear.

First Floor Landing

Fitted carpet, two entrances to lofts, window to rear.

Bedroom

2.72m x 4.61m (8'11" x 15'1")
Window to front, fitted carpet, fitted wardrobes.

Bedroom

2.59m x 3.58m (8'5" x 11'8")
Window to rear, fitted carpet.

Shower Room

Shower enclosure with tiled surround and electric shower, wash basin with storage cupboard under, heated towel rail, wood laminate flooring, window to rear.

Bedroom

2.73m x 2.70m (8'11" x 8'10")
Window to front, fitted carpet, built-in cupboard and wardrobe.

Bedroom

2.99m x 3.62m (9'9" x 11'10")
Window to front, fitted carpet.

Bedroom

2.35m x 2.65m (7'8" x 8'8")
Window to rear, fitted carpet.

Bathroom

Panel-enclosed bath, tiled splashbacks, wash basin with storage cupboard below, heated towel rail, window to rear.

Separate WC

Low-level WC.

Rear Garden

Paved patio leading to lawn with hedged boundaries.

DISCLAIMER:

Some images of the bedrooms online have been digitally altered using AI, to show the space available.



- Substantial Five-Bedroom House
- Two-Storey Side Extension
- Recently Let as a Six-Bed HMO at £3,679 pcm / £44,148 pa
- Would Easily Revert to a Family Home
- Being Sold with Vacant Possession
- Two Reception Rooms
- Two Bath/Shower Rooms & Two Separate WCs
- Off-Road Parking for Multiple Vehicles
- Popular Residential Area
- NO ONWARD CHAIN

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		
		82
	67	
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band: C