John Hilton

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Est 1972

Ladysmith Road, Brighton, BN2 4EF

Approximate Gross Internal Area = 67.4 sq m / 725 sq ft

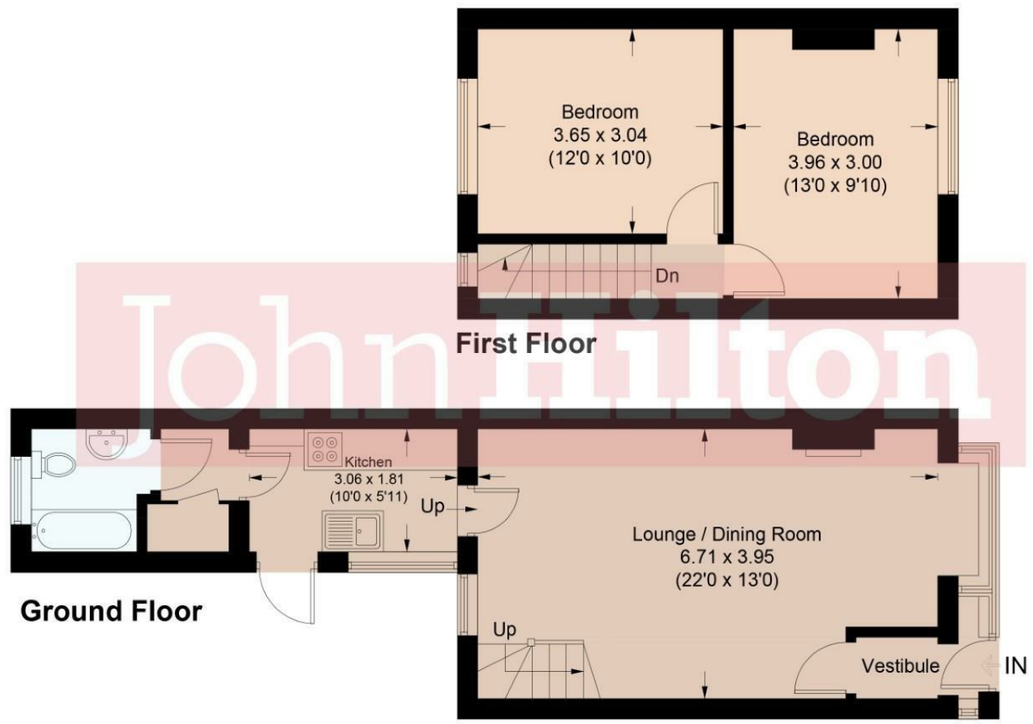


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 725.00 sq ft

172 Ladysmith Road, Brighton, BN2 4EF

To view, contact John Hilton:
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132-135 Lewes Road, Brighton, BN2 3LG
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172 Ladysmith Road, Brighton, BN2 4EF

An attractive two double bedroom terraced house situated on the sought-after Ladysmith Road in Brighton, offering well-proportioned accommodation, a desirable south-facing garden and a move-in-ready finish.

As you enter, you will be greeted by an inviting open-plan lounge and dining area, perfect for both relaxation and entertaining guests. Larger than standard double-glazed windows allow lots of natural light to enter the property, and the layout creates a warm and welcoming atmosphere, making it an ideal setting for family gatherings or quiet evenings at home.

One of the standout features of this property is the low-maintenance paved south-facing garden which measures 45ft (14 meters) in length. This outdoor space is perfect for enjoying the sunshine, whether you wish to cultivate a small garden or simply relax with a book.

With its flowing layout, this terraced house is not only a practical choice but also a lovely place to call home. Located in a popular residential area with easy access to the city centre and local amenities, making it a desirable area for those looking to settle down. A great opportunity for first time buyers seeking a comfortable first home in a popular location.

Approach
Paved front garden with walled boundaries.

Vestibule
Fitted carpet.

Lounge/Dining Room
6.71m x 3.95m (22'0" x 12'11")
Square bay window to front, window to rear, fitted carpet, stairs to first floor.

Kitchen
3.06m x 1.81m (10'0" x 5'11")
Range of oak veneer-fronted units at base and eye level, worktops, spaces for appliances including tumble dryer, vinyl flooring, window to side, door to rear garden, and further door into:

Inner Hallway
Built-in cupboard housing 'Worcester' combi boiler, door into:

Bathroom
White suite comprising a panel-enclosed bath with shower mixer tap, wash basin and low-level WC, and tiled walls.

First Floor Landing
Entrance to insulated loft space.

Bedroom
3.96m x 3.00m (12'11" x 9'10")
Large double-glazed window to front, fitted carpet.

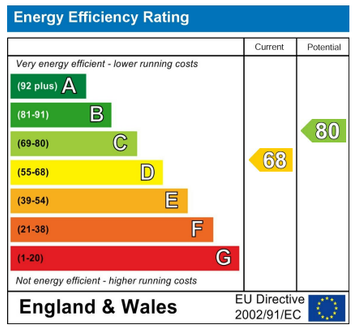
Bedroom
3.65m x 3.04m (11'11" x 9'11")
Window overlooking rear garden, fitted carpet.

South-Facing Garden
Paved sun trap, approx. 14m in length, low-maintenance with walled and fenced boundaries.









Council Tax Band: **C**

- Attractive Two-Bedroom House
- 45ft (14 Meters) South-Facing Rear Garden
- Bright & Welcoming Accommodation
- Ready to Move Into
- Open-Plan Living/Dining Space
- Lots of Natural Light
- Popular Residential Area
- Convenient Access to Local Amenities & Transport Links
- Ideal First Time Buy
- Viewing Recommended

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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