

Total area: approx. 91.6 sq. metres (985.9 sq. feet)

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64 Richmond Road, Brighton, BN2 3RN

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£475,000 Freehold

JohnHilton **64 Richmond Road,
Brighton, BN2 3RN**



A Sizable 3 storey house with 2 street entrances located in the popular Roundhill conservation area. Generously sized rear garden and open aspect at the rear with uninterrupted views of the surrounding area. Requires general updating with loads of potential to restore this Victorian home to its former glory. The property has recently benefited from a rewire in 2018, new boiler in 2019, a stylish modern shower room and a workshop/studio with power and light in the rear garden. Ideal for those looking for a blank canvass to put their own stamp on. Convenient location for access to central Brighton and both London Road and Brighton mainline station.

Front Garden

Steps lead down to lower ground floor courtyard, steps to raised ground floor.

Entrance Hall

Natural wood floors, original ceiling coving and corning. Stairs to first floor.

Reception Room

3.36m x 1.99m (11'0" x 6'6")
Natural wood floors, wall mounted combi boiler, window to rear with city scape views.

Bedroom

3.89m 3.50m (12'9" 11'5")
Bay window, coved ceilings.

Shower Room

Modern suite, shower enclosure, raised shower head, wash hand basin with drawers below, low level WC .

LOWER GROUND FLOOR

Living Room

4.40m x 3.35m (14'5" x 10'11")
Separate street entrance.

Kitchen/Dining

4.40m x 3.41m (14'5" x 11'2")
Range of units at eye and base level, worktops. 1 1/2 bowl sink with mixer taps, induction hob, spiral staircase leads to ground floor, patio doors to rear garden.

FIRST FLOOR

Access to boarded loft with potential to convert (subject to usual consents)

Bedroom

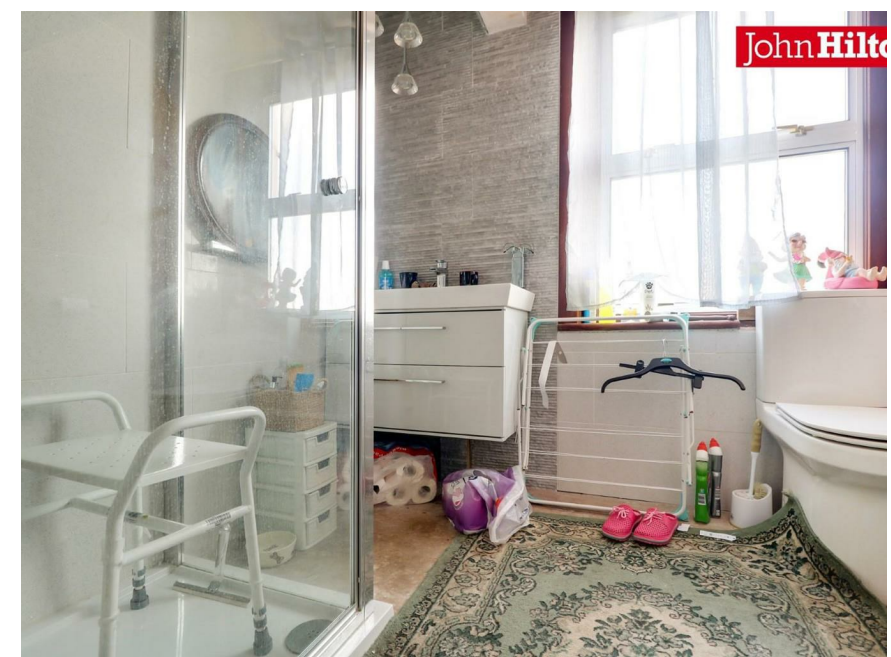
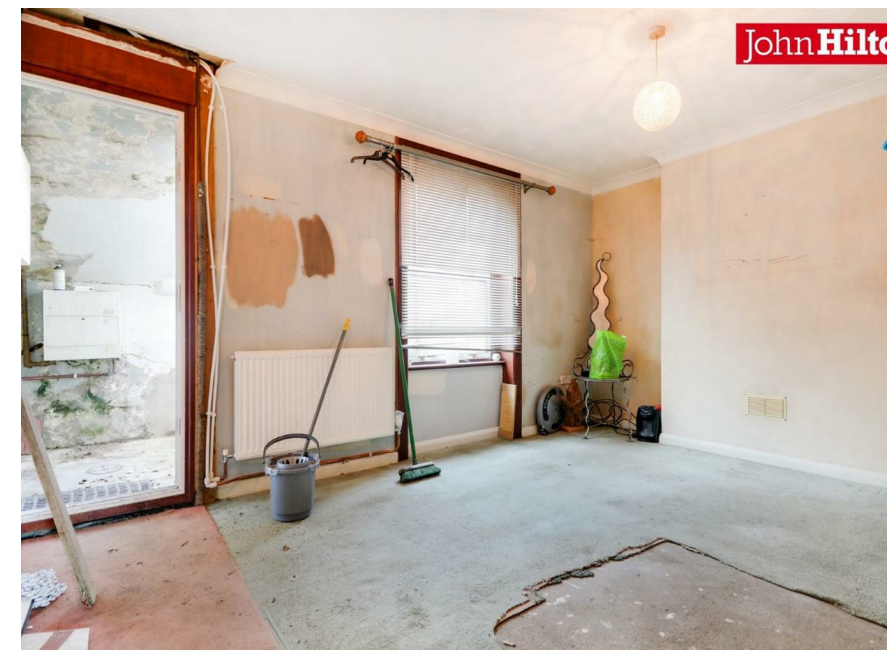
4.40m x 3.94m (14'5" x 12'11")
Bay window with archway to rear bedroom.

Bedroom

3.30m x 2.57m (10'9" x 8'5")
Stunning views across Brighton towards Brighton's Racecourse.

Garden

Generously sized with stunning view of surrounding area. Sun Terrace, studio/workshop with power and light. Lower garden with walled boundaries, timber shed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

- 3 Storey Period Property
- Generously Sized Rear Garden
- Open Aspect to Rear
- Delightful Views
- Requires Updating
- Re-wired 2018
- New Boiler 2019
- Popular Roundhill Conservation Area
- Convenient Location
- External Studio/Workshop