



## 30 Hawkhurst Road, Brighton, BN1 9GF

Greenways Property are pleased to offer this spacious and versatile four-bedroom semi-detached house in Hawkhurst Road, Brighton. The accommodation includes a fitted kitchen with Rangemaster cooker, separate utility room, rear-facing reception room, four bedrooms, ground-floor WC and first-floor shower room. Further benefits include gas central heating, double glazing and front and rear gardens with gated side access.

£2,000 Per month

# 30 Hawkhurst Road, Brighton, BN1 9GF



- Four-bedroom semi-detached house
- Flexible and well-proportioned accommodation
- Separate rear reception room
- Fitted kitchen with five-ring Rangemaster cooker
- Separate utility room
- Ground-floor WC
- First-floor shower room
- Front and rear gardens

## Front Garden

Steps lead down to a small patio area with sloping deck and lawn beyond. Gated side access leads through to the rear garden.

## Entrance Porch

Approached via a double-glazed entrance door and providing ample space for coats and shoes. Door leading through to the entrance hall.

## Entrance Hall

Stairs rising to the first floor, radiator and useful under-stairs storage cupboard. Doors to the kitchen and Bedroom 4.

## Bedroom 4

Double-glazed window overlooking the front garden, coved ceiling, radiator, wall lights and ceiling downlighters.

## Kitchen

Double-glazed window overlooking the rear garden. Fitted with a comprehensive range of floor and wall-mounted units complemented by roll-top work surfaces. Stainless steel sink and drainer with mixer tap. Five-ring Rangemaster cooker with extractor over. Door providing direct access to the rear garden and access through to the utility room.

## Utility Room

Window to the side, wall-mounted storage cupboards, washing machine and fridge/freezer.

## Separate WC

Obscure double-glazed window to the rear, low-level WC, wash basin and radiator.

## Reception Room

A pleasant rear-facing reception room with double-glazed window overlooking the garden, coved ceiling, radiator and built-in alcove cupboard with shelving.

## First Floor Landing

Double-glazed window to the side and airing cupboard. Doors to the bedrooms and shower room.

## Bedroom 1

Double-glazed window overlooking the rear garden, radiator, built-in wardrobes with additional storage above.

## Bedroom 2

( ) Double-glazed window overlooking the front, radiator.

## Bedroom 3

Double-glazed window overlooking the front, radiator, part-coved ceiling and ceiling downlighters.

## Shower Room

White suite comprising a generous walk-in double shower with glass screen, low-level WC with

push-button flush and wash basin with useful storage beneath. Dual-aspect double-glazed windows to the side and rear.

## Rear Garden

Mainly laid to lawn with a small patio area to the side. Accessed directly from the kitchen, with gated side access leading back to the front garden.

## Other Information

Rent: £2,000 PCM

Holding Deposit: £461.53

Deposit: £2307.69

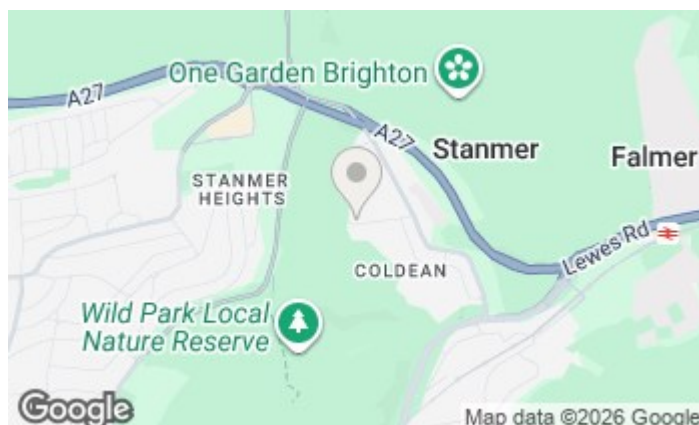
Available: 15.09.2026

Furnishing: TBC

Council Tax Band: TBC

EPC Rating: TBC

Tenancy: Long-term tenancy preferred, subject to satisfactory referencing and affordability checks.



## Directions

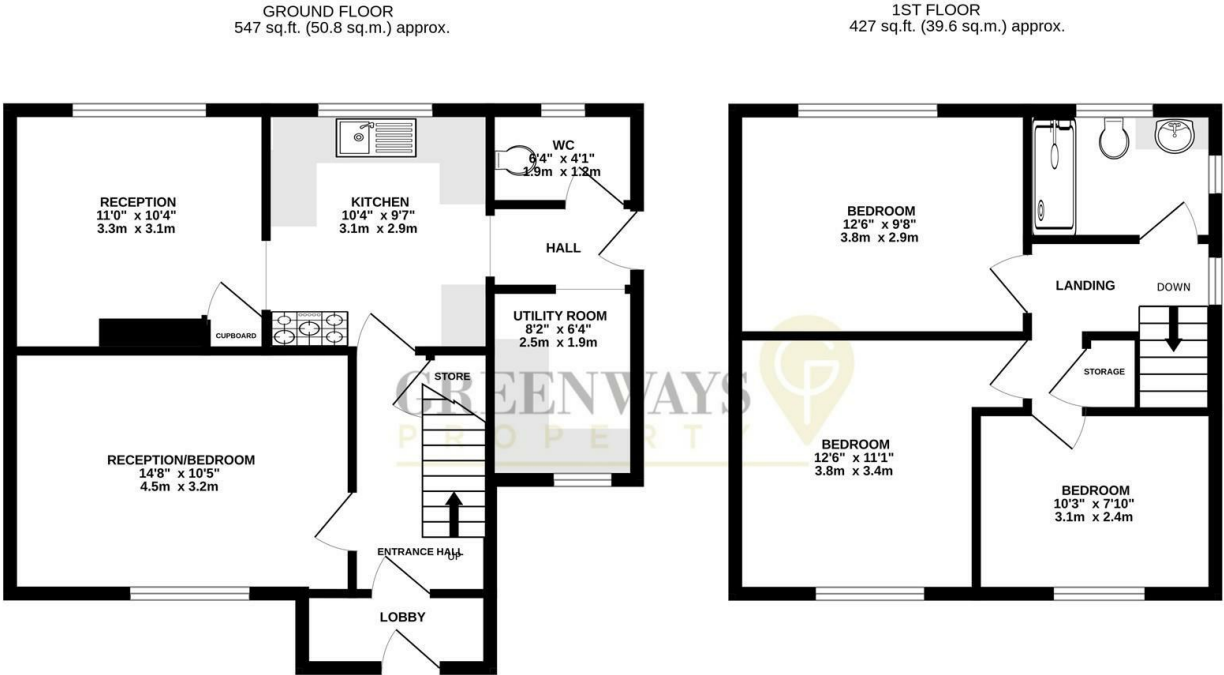
01273 28 68 98

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Floor Plan



TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

