

# PHILLIPS & STILL



- A Delightful Regency Townhouse
- Three Bedrooms With Loft Room
- Beautiful Period Features Throughout With Modern Interiors
- Bespoke Fully Fitted Kitchen Breakfast Room
- No Onward Chain

Clifton Hill, Brighton, BN1 3HQ

Offers in Excess Of £700,000

This delightful three bedroom Regency town house presents a rare opportunity to own a property of in the highly desirable Clifton and Montpelier Conservation Area. With its versatile living spaces a plethora of period features, this residence is ideal for a many variety of buyers. Brighton Station is also within very close proximity making this ideal for anyone who does commute.



## Property Description

This property is a charming regency townhouse that boasts delightful period features throughout. The house offers a fully fitted kitchen and a cozy breakfast room, perfect for enjoying meals with family and friends.

There are three bedrooms in the property, each offering comfortable and spacious living spaces. Additionally, there is an additional loft room that can be used as an additional bedroom, office, or recreational space. The bathroom in the property is particularly delightful, featuring a roll-top bath tub. This adds a touch of luxury and elegance to the overall ambiance of the house.

The location of the property is highly desirable as it is situated within the Montpelier and Clifton Hill conservation area. This area is known for its beautiful architecture and historical significance.

The property is conveniently located within easy reach of the seafront, allowing residents to enjoy the coastal lifestyle and take advantage of the various recreational activities available by the beach.

For those who require easy access to transportation, the property is approximately a 10-minute walk to Brighton mainline station. This makes it convenient for commuters or individuals who need to travel frequently.

Close to the property is the popular Seven Dials district, known for its vibrant atmosphere and variety of shops, cafes, and restaurants. This provides residents with plenty of options for entertainment and dining experiences.

In summary, this delightful regency townhouse offers a blend of period charm and modern convenience. Its prime location within the Montpelier and Clifton Hill conservation area, easy access to the seafront, proximity to transportation, and vibrant nearby attractions make it an ideal property for those seeking a desirable and convenient lifestyle in Brighton.





## Accommodation

### GROUND FLOOR

PORCH AREA

ENTRANCE HALL

BEDROOM THREE  
12' 4" x 8' 3" (3.76m x 2.51m)

KITCHEN/ DINING ROOM  
17' 9" x 11' 3" (5.41m x 3.43m)

### FIRST FLOOR

SITTING ROOM  
15' x 11' 4" (4.57m x 3.45m)

FAMILY BATHROOM

WC

### SECOND FLOOR

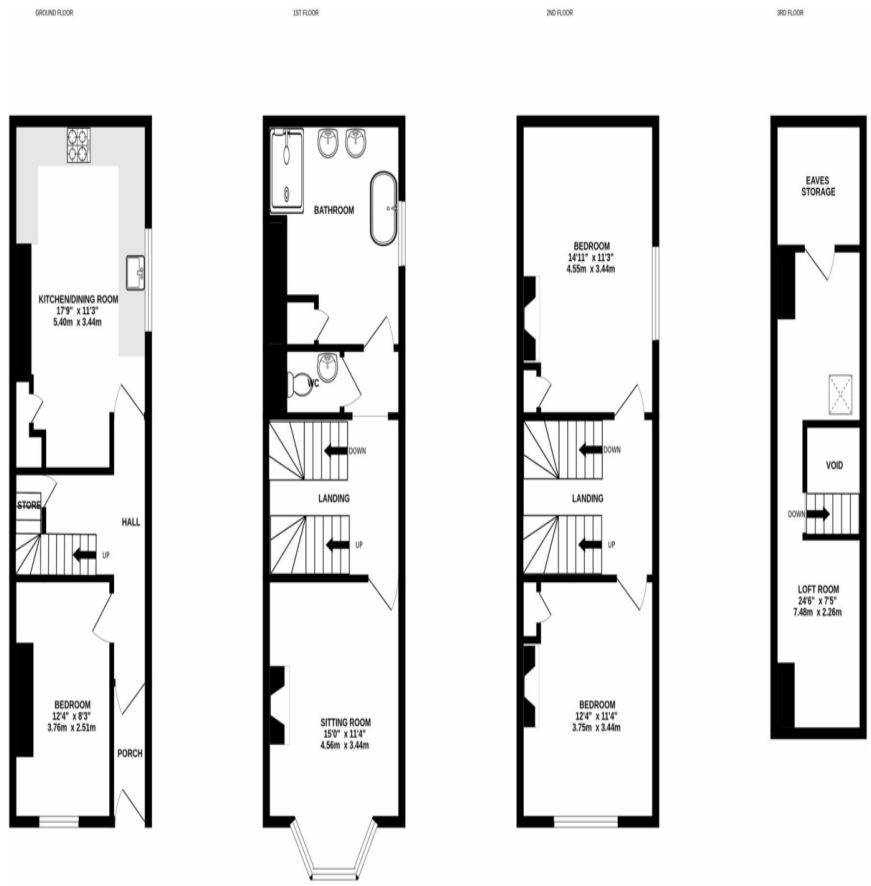
BEDROOM TWO  
14' 11" x 11' 3" (4.55m x 3.43m)

BEDROOM ONE  
12' 4" x 11' 4" (3.76m x 3.45m)

### THIRD FLOOR

LOFT ROOM  
24' 6" x 7' 5" (7.47m x 2.26m)

EAVES STORAGE



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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