



- A Magnificent Grade II Listed Regency Maisonette Over Three Floors
- Extremely Spacious & Beautifully Presented Throughout
- Three Double Bedrooms
- 20ft Lounge & Dining Room
- Full Width Wrought Iron Balcony With Sea Views

## Norfolk Square, Brighton, BN1 2PB

Offers over £550,000

A spectacular & beautifully presented three storey Grade II listed Regency maisonette offering three double bedrooms, incredibly spacious living accommodation and a balcony with sea views located in the heart of the City centre! The property is being sold with Share of Freehold.





## Property Description

This magnificent and very generously proportioned three storey Grade II listed maisonette offers spacious & versatile living located in one of central Brighton's most sought after addresses. Norfolk Square is known for its' wonderful Regency architecture and amazingly vibrant & convenient location nestled between vibrant Western Road and the famous seafront promenade with both Hove & Brighton mainline railway stations are within easy reach for any commuters.

They say it's all about location, location, location and that is definitely true of this spacious property! You'll never be short of things to do here that is for sure. The vast array of trendy nearby eateries, fine wine bars, cafes and boutique shops is impressive and includes some of the best this City has to offer. Waitrose is also just along the road for your weekly shop as well as reliable bus routes & the bicycle share.

You enter the property via your own private entrance into a grand feeling entrance hall with staircase rising to the first floor. On the first floor you will find a vast 20ft lounge & dining room that opens onto a full width wrought iron period balcony with wonderful views down the street & out to sea. You also have the first of three double bedrooms, bathroom and a separate kitchen / breakfast room to the rear.



To the second floor are two further double bedrooms with the master bedroom being of a particularly impressive size identical to the lounge / diner below. The property is beautifully presented throughout and the high ceilings & crisp décor add to the already fantastic feeling of space & light. With a share of the Freehold and large windows, viewings are an absolute must to appreciate everything this stunning home has to offer!





# Accommodation

## GROUND FLOOR

PRIVATE ENTRANCE  
Into hall with staircase rising to:

## FIRST FLOOR

LANDING

BAY FRONTED LOUNGE & DINING ROOM  
19' 8" x 14' 7" (5.99m x 4.44m) Opening to:

WROUGHT IRON BALCONY  
Full width with sea views

BEDROOM THREE  
11' 11" x 10' 9" (3.63m x 3.28m)

KITCHEN / BREAKFAST ROOM  
13' 9" x 7' 7" (4.19m x 2.31m)

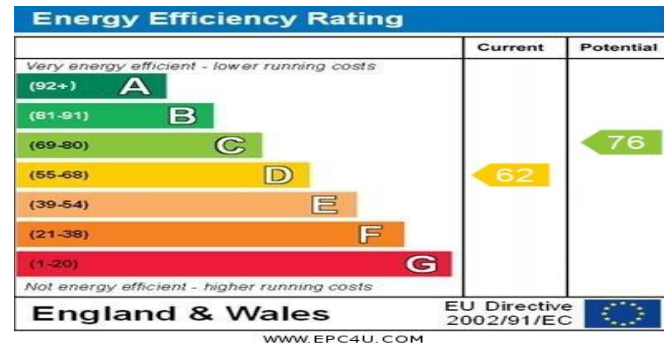
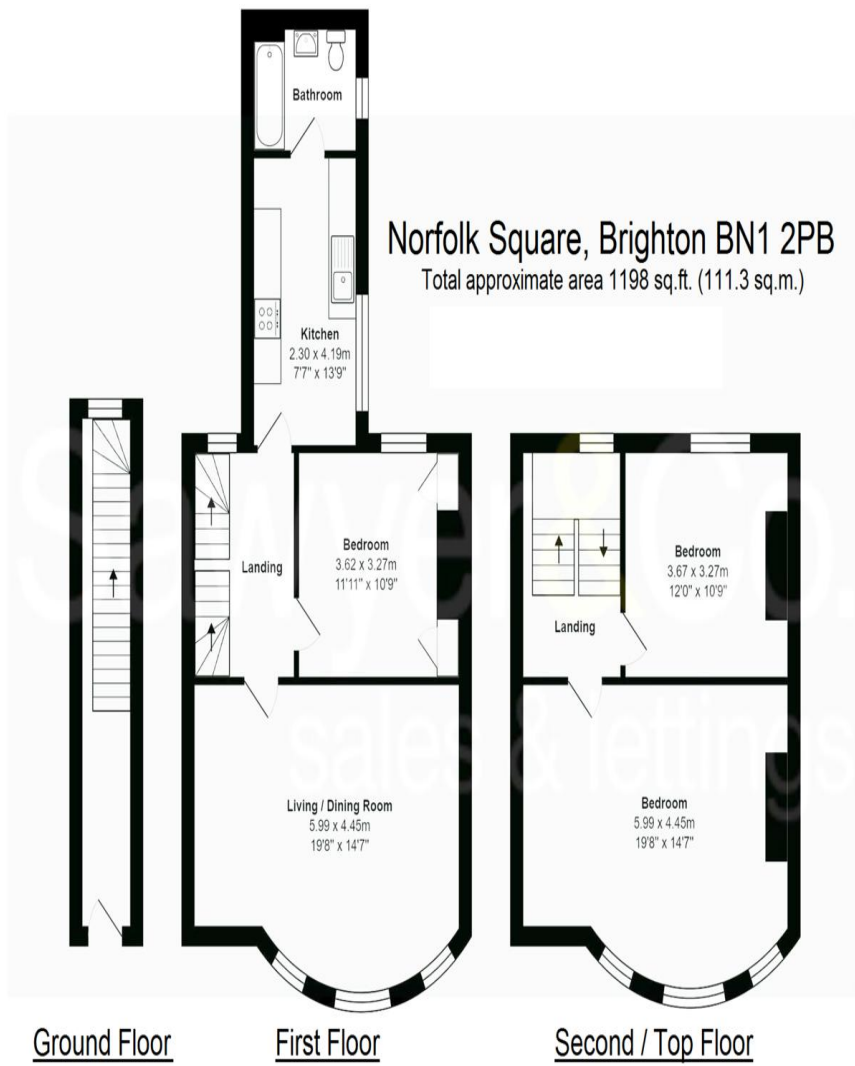
BATHROOM

## SECOND / TOP FLOOR

LANDING

BEDROOM ONE  
19' 8" x 14' 7" (5.99m x 4.44m)

BEDROOM TWO  
12' 0" x 10' 9" (3.66m x 3.28m)



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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