

PHILLIPS & STILL



Ivy Mews, Place, Hove, BN3 1BG

- A Beautifully Presented End Of Terrace Mews House
- Two Double Bedrooms
- Stunning Open Plan Lounge, Dining Area & Kitchen
- Private South Easterly Rear Garden

Asking Price of £550,000

- Two Allocated Off Road Parking Spaces
- Superbly Maintained Mews Location Moments From Western Road & Seafront
- Secure Gated Side / Rear Access
- Freehold & No Onward Chain



Property Description

This beautifully presented and stylish end of terrace mews house offers light and versatile living accommodation located in one of central Brighton's most sought after addresses. Located in a private mews just off Waterloo Street, Ivy Mews feels secluded and peaceful yet you're in an amazingly vibrant & convenient location between Western Road and the famous seafront promenade. Waitrose and Taj are close by and both Hove & Brighton mainline railway stations are within easy reach for any commuters.

The house has been immaculately renovated, stylishly redecorated and maintained throughout to an impeccably high standard by its current owners with improvements including cavity wall insulation, external re-rendering, soundproofing to the party wall, new radiators and plantation shutters, wireless speakers in the lounge and new windows.

You will be charmed from the moment you approach through the sunny courtyard. The mews has CCTV and the exact position of this house means that it gets uninhibited West facing sunshine flooding through the front of the house.

Ground floor accommodation comprises of an open plan lounge, dining area and modern fitted kitchen area with breakfast bar. With such a wonderful flow and opening onto the sunny private rear garden, the entire ground floor makes the perfect social area for entertaining, sitting down together for meals and relaxing in.

To the first floor are two fantastic double bedrooms with the master bedroom benefitting from extensive built-in wardrobes, as well as space for extra storage. You have a refitted bathroom with gorgeous white marble tiles and claw foot free-standing bath and access from the landing to a large boarded loft space.

The South Easterly fully enclosed private rear garden is an idyllic and tranquil sun trap where you have a gated access to a side alley taking you out to your off road parking. You have two allocated tandem spaces to the rear of the house which is such a rarity to get in such a central location. The rear access is also really useful for bikes or paddles as well as bringing in your weekly shop from the car.

With no onward chain and presented in such spectacular order, this special home is ready for someone to pack their bags and move straight into!





Accommodation

GROUND FLOOR

WEST FACING LOUNGE
13' 9" x 11' 3" (4.19m x 3.43m)

DINING AREA
9' 11" x 6' 10" (3.02m x 2.08m)

KITCHEN
9' 10" x 6' 9" (3m x 2.06m)

FIRST FLOOR

LANDING

BEDROOM ONE
10' 8" x 9' 3" (3.25m x 2.82m)
With built-in wardrobes

BEDROOM TWO
8' 2" x 7' 9" (2.49m x 2.36m)

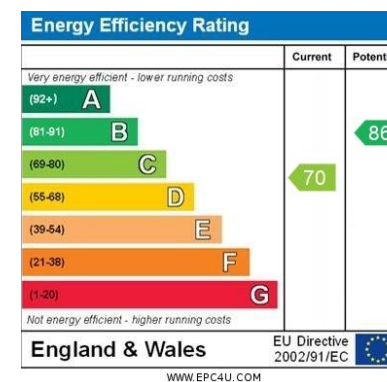
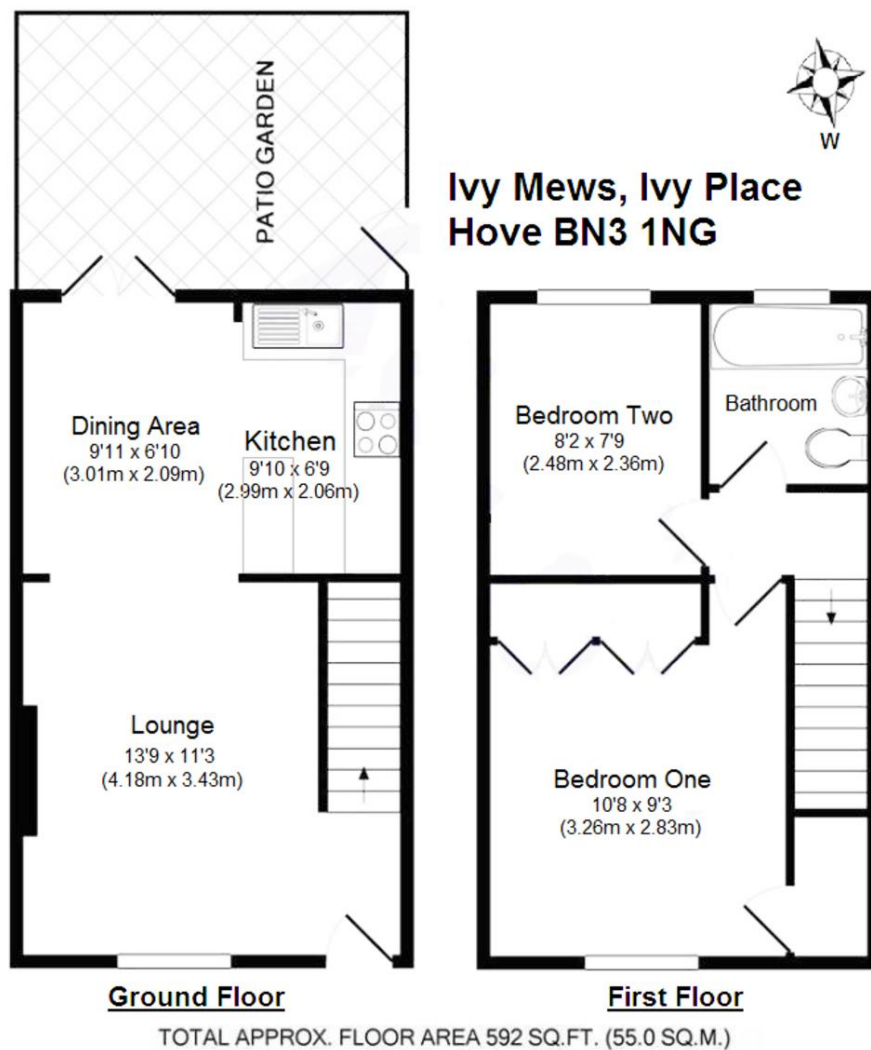
REFITTED BATHROOM

LOFT SPACE
Boarded and fully insulated with vents

OUTSIDE

PRIVATE SOUTH EASTERLY REAR GARDEN
Fully enclosed with side gated access

ALLOCATED OFF ROAD PARKING
Two tandem spaces to the rear of the house with retractable telescopic bollard



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.

112 Western Road
Brighton
East Sussex
BN1 2AB

www.phillipsandstill.co.uk
01273 771111
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm
Sat-Sun: 9am - 5pm

