

- A stunning two bedroom two storey terraced house
- Spacious lounge/diner with wood burner with French doors leading to rear patio garden
- Extremely stylish fully fitted kitchen
- Modern fitted bathroom with freestanding bath & separate shower cubicle
- Sunny Westfacing rear patio

Washington Street, Brighton, BN2 9SR

Guide Price £475,000 - £500,000

A stunning two bedroom two storey mid terraced house situated in the highly desirable Hanover area. This property is immaculately presented throughout and has two double bedrooms, spacious lounge/diner, extremely stylish modern fitted kitchen and bathroom as well as a delightful sunny west facing rear patio garden. You also have access to a fully boarded loft!



Property Description

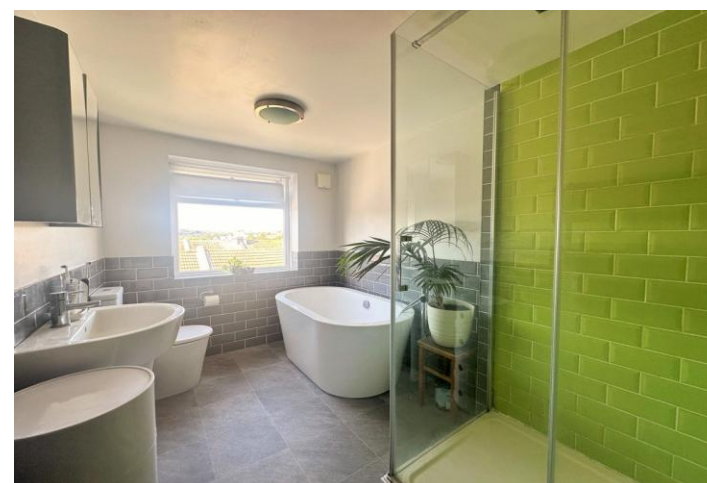
Nestled in the heart of the vibrant Hanover district, this beautifully presented 2-bedroom terrace house on Washington Street offers a perfect blend of modern comfort and period charm. With its west-facing patio and thoughtfully designed interior, this home is ideal for those seeking a peaceful retreat within the buzz of Brighton.

The spacious open-plan lounge and dining area serves as the heart of the home. Featuring a cosy wood burner, it's perfect for relaxing evenings, while French doors flood the room with natural light and lead out to the west-facing patio. This outdoor space is ideal for enjoying Brighton's sunny days, whether you're dining alfresco or unwinding after a long day.

The kitchen is a sleek and stylish modern space, fitted with contemporary appliances and offering ample storage and worktop space, making it perfect for those who love to cook and entertain.

Upstairs, the home boasts two well-proportioned bedrooms, each filled with natural light and offering generous storage options, creating tranquil and comfortable spaces for rest and relaxation. The luxurious bathroom completes the interior, featuring a stunning freestanding bath and a separate walk-in shower for a spa-like feel.

This delightful property offers the best of city living in a peaceful, residential street, while remaining close to the eclectic mix of cafes, shops, and parks that Hanover is known for. Whether you're seeking your next family home or a stylish retreat, this house is a must-see.



Accommodation

GROUND FLOOR

RECEPTION ROOM/DINING ROOM
22' 2" x 13' 9" (6.76m x 4.19m)

KITCHEN
11' 11" x 6' 11" (3.63m x 2.11m)

FIRST FLOOR

BEDROOM
13' 9" x 10' 8" (4.19m x 3.25m)

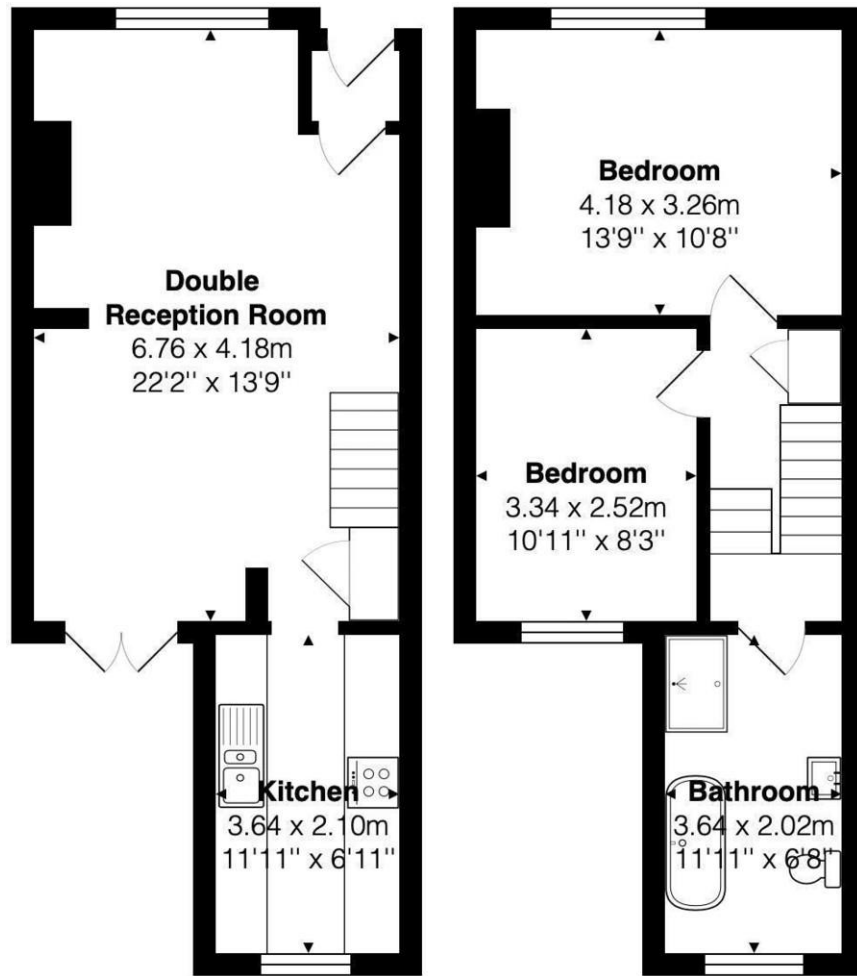
BEDROOM
10' 11" x 8' 3" (3.33m x 2.51m)

BATHROOM

OUTSIDE

WEST FACING PATIO





Ground Floor
Area: 36.0 m² ... 387 ft²

First Floor
Area: 35.9 m² ... 387 ft²

Total Area: 71.9 m² ... 774 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 c	
55-68	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

112 Western Road
Brighton
East Sussex
BN1 2AB

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

Mon-Fri: 8.30am - 6pm
Sat: 9am - 4pm

