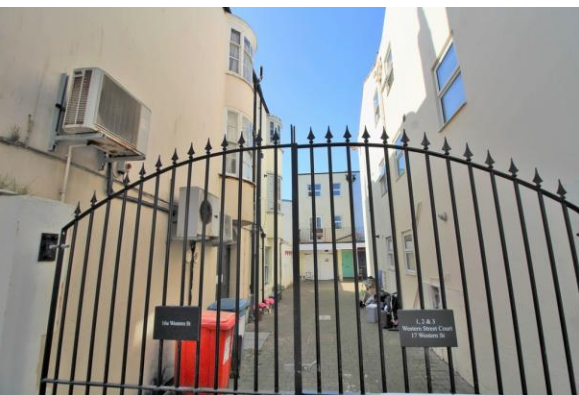


# PHILLIPS & STILL



- A fantastic three storey three-bedroom end of terraced house
- Good decorative order
- Fabulous south facing sunny roof terrace
- Bathroom and en suite shower room
- Sought after city centre location just off Brighton seafront

Western Street, Brighton, BN1 2PG

Guide Price £500,000 - £525,000

A delightful three storey end of terraced property situated in the heart of the city centre just off Brighton seafront within a gated mews, making it the perfect home or investment purchase! The property comes with a fantastic sunny roof terrace, bathroom and en suite shower room.





## Property Description

Tucked away in a charming private gated mews just off Brighton's iconic seafront, this fantastic three-storey, three-bedroom end-of-terrace house offers an exceptional opportunity for city living, investment, or a stylish Airbnb venture. Beautifully presented in good decorative order throughout, the property seamlessly combines contemporary comfort with a prime location, making it a rare and desirable find.

The versatile layout spans three floors, offering well-proportioned accommodation ideal for both relaxed living and entertaining. The principal bedroom boasts the luxury of an en suite shower room, while the remaining bedrooms are served by a sleek, modern bathroom. The living spaces are bright and inviting, with a natural flow that complements the home's stylish design.

One of the standout features is the fabulous south-facing roof terrace, a sun-drenched retreat perfect for al fresco dining, morning coffee, or simply unwinding while enjoying the sea breeze. Its elevated position offers a private escape, making it an ideal spot to soak up Brighton's vibrant atmosphere.



Situated in an enviable city centre location, the property is just moments from the beach, promenade, and an array of restaurants, cafes, and boutique shops. With its combination of contemporary style, sought-after position, and the added privacy of the gated mews setting, this home represents an outstanding opportunity for those seeking a permanent residence, a lucrative investment, or a high-performing Airbnb property.





## Accommodation

### GROUND FLOOR

ENTRANCE PORCH

BEDROOM  
12' 3" x 11' 10" (3.73m x 3.61m)

EN SUITE SHOWER ROOM

### FIRST FLOOR

LANDING

BEDROOM  
12' 2" x 7' 3" (3.71m x 2.21m)

FAMILY BATHROOM

BEDROOM  
12' 2" x 9' 7" (3.71m x 2.92m)

### SECOND FLOOR

OPEN PLAN SITTING ROOM / KITCHEN  
17' 4" x 14' 5" (5.28m x 4.39m) Opening onto:

### OUTSIDE

SOUTH FACING REAR TERRACE  
12' 6" x 10' 2" (3.81m x 3.1m)

Western Street, Brighton, BN1 2PG

Approximate Gross Internal Area = 78.7 sq m / 847 sq ft

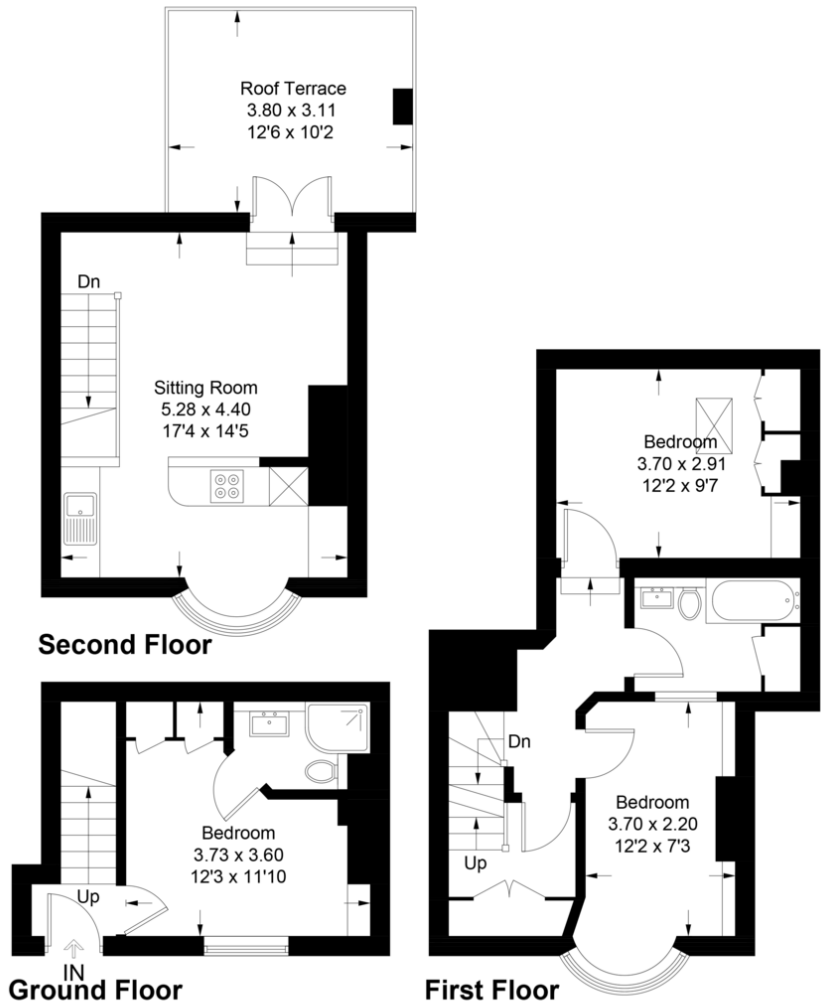


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Any data generated for purposes other than measurement 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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