

PHILLIPS & STILL



Trafalgar Terrace, Brighton, BN1 4EG

- A Spectacular Double Fronted Victorian End Of Terrace House
- Stunningly Presented Throughout With Period Features
- Two / Three Double Bedrooms
- One / Two Spacious Reception Rooms & Bespoke High Specification Kitchen

Guide Price of £775,000 - £800,000

- South Facing Secluded Private Garden
- Studio / Garden Room Ideal For A Home Office
- Vibrant North Laine Conservation Area Minutes From Brighton Mainline Railway Station
- Stripped Wood Floors



Trafalgar Terrace is a secluded pedestrian twitten lined by a terrace of colourfully painted early 18th century cottages on one side with flowery gardens on the other. This is the first house along this quiet, paved passageway, is larger than the others & has been beautifully maintained imparting a timeless & understated poise in its simplicity of style.

Freshly decorated throughout in a variety of stunning off-white shades, it is a stunning and contemporary home in a historic neighbourhood just minutes from Brighton mainline railway station with its direct commuter links to Gatwick and London.

You will step into this spectacular end of terrace Victorian home located in the heart of the North Laine Conservation Area and really be wowed by the size, space and light showcased throughout. With high ceilings, stripped wood floors & period features galore, the front door opens into the entrance hall which offers extensive fitted storage. To your right is the bright lounge featuring a multi-fuel burning stove which could be utilised as a third bedroom if required.

To your left from the entrance hall is a spacious dining room with fitted glazed display cabinets that leads you through to a gorgeous bespoke kitchen with solid wood worktops and shelving, integrated appliances including a range-style gas hob, and a charming exposed stone feature wall. A glazed door takes you out onto a tranquil South facing garden with travertine tiles, raised beds / seating and mature plants. It is a fantastic size particularly in such a central location and features a superb studio/ garden room perfect for a guest room or home office as it has skylights, power, heating and bi-fold doors. It also has a large storage shed and there is handy gated side access for bicycles & paddle boards.

The first floor landing is flooded with natural light and leads to the two double bedrooms, both of which both feature original fireplaces and built-in storage. The generous family bathroom is impressive offering both a walk-in shower cubicle and bathtub. The house also benefits from ample loft storage that runs 2/3 of the length of the property with lighting & a pull-down ladder.

In terms of location, you are in the beating heart of the cosmopolitan North Laine Conservation Area ideally situated within strolling distance from the Komedia, Brighton Dome and Theatre Royal as well as a huge & eclectic array of boutiques, restaurants, bars and cafes. The excitement of Brighton seafront and promenade is within easy reach and high street shopping on North Street leading to Churchill Square and Western Road, with a Sainsbury's supermarket nearby for necessities. Frequent and reliable bus services extend across the Brighton, Hove and further afield, and for families with children nearby schools include; Brighton & Hove High, Saint Mary Magdalen's Catholic Primary, Middle Street Primary and BHASVIC sixth form college.





Accommodation

GROUND FLOOR

ENTRANCE HALL

With downstairs storage area

LOUNGE / BEDROOM THREE

13' 6" x 10' 3" (4.11m x 3.12m)

With multi-fuel burning stove

DINING ROOM

13' 6" x 10' 2" (4.11m x 3.1m)

With built-in display storage

SEPARATE KITCHEN

13' 8" x 8' 11" (4.17m x 2.72m)

Opening onto rear garden

FIRST FLOOR

LANDING

BEDROOM ONE

13' 6" x 10' 6" (4.11m x 3.2m)

With built-in wardrobes

BEDROOM TWO

10' 4" x 10' 4" (3.15m x 3.15m)

With built-in cupboard

BATHROOM

13' 4" x 10' 2" (4.06m x 3.1m)

With bath & shower

OUTSIDE

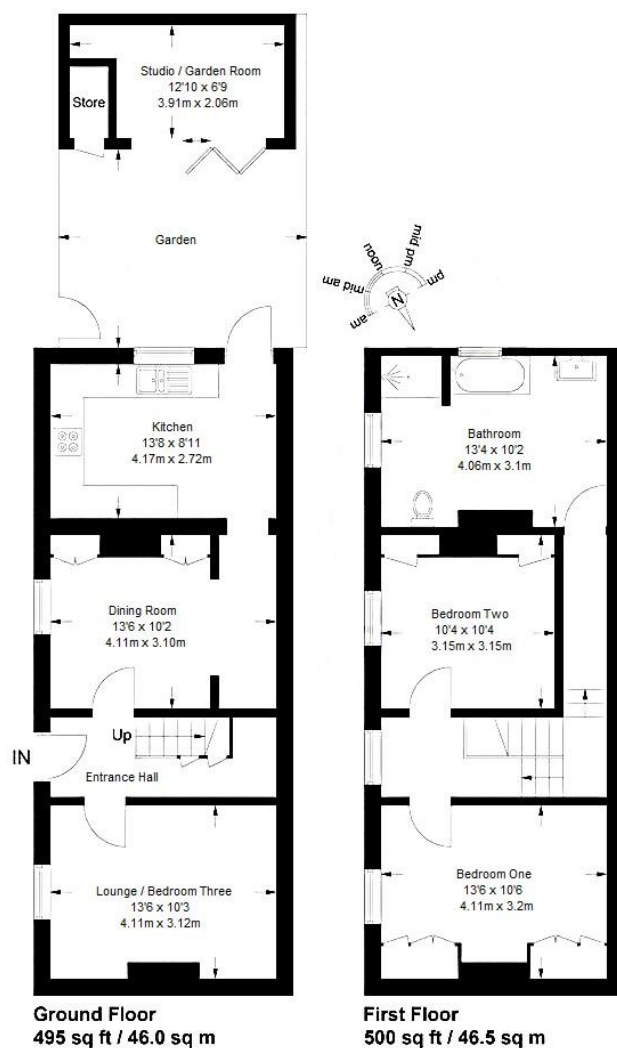
SOUTH FACING COURTYARD GARDEN

14' 10" x 11' 9" (4.52m x 3.58m)

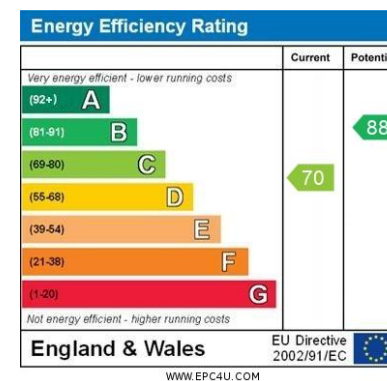
STUDIO / GARDEN ROOM

12' 10" x 6' 9" (3.91m x 2.06m)

With sky lights, power, heating & bi fold doors + additional storage shed



Internal Area approx: 995 sq.ft. / 92.5 sq.m.
 Garden / Studio Room area: 72 sq.ft / 6.7 sq.m.
TOTAL: 1067 SQ.FT. / 99.2 SQ.M.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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

