

PHILLIPS & STILL



Temple Street, Brighton, BN1 3BH

- An Extremely Spacious Mid Terrace Three Storey Period House
- Four Double Bedrooms All With Built-In Wardrobes
- Two Reception Rooms & Large Kitchen / Breakfast Room
- West Facing Roof Terrace & Patio Garden

Guide Price of £700,000 - £725,000

- Huge Potential To Reconfigure To Suit Next Owner's Needs
- Sought After Peaceful City Centre Cul-De-Sac Moments From Western Road
- Short Walk To Seafront, Seven Dials & Brighton Mainline Railway Station
- No Onward Chain



Property Description

Perfectly positioned for those who want to fully experience everything that City Centre living brings, Temple Street is a peaceful and attractive cul-de-sac located just off Western Road and moments from all that Brighton & Hove has to offer. The seafront is just a short stroll away, as is a vast array of boutique shops, trendy cafés and bars, fine restaurants and Churchill Square shopping centre. Everything you could possibly want is on your doorstep here. However, upon coming home and closing the front door, you would never know you were living in the heart of the City, as it is extremely tranquil inside.

The house offers generous proportions with high ceilings, wooden floorboards and fantastic light throughout. As soon as you enter the property, you will be pleasantly surprised by how spacious each room is with bags of potential to reconfigure depending upon the needs of the next owner and their family set up.

To the ground floor, you have a bay fronted sitting room with a feature fireplace, separate dining room and a wonderful large kitchen / breakfast room which would inevitably become the social hub of the house. Double doors from the kitchen and a door from the dining room open onto the West facing patio garden and the main bathroom is currently on the ground floor also. Many houses in the road have knocked the sitting room & dining room into one, and extended the living accommodation into the patio garden and given the fantastic roof terrace at this property, you could do the same without losing all your outside space...

To the first floor are the first two of the four double bedrooms which all have built-in wardrobes. The master bedroom is bay fronted with superb floor-to-ceiling windows opening onto a gorgeous front-facing wrought open balcony with views down Temple Street to the sea. Also on the first floor is a separate W.C. with access onto the sunny West facing roof terrace from the rear double bedroom. The other two double bedrooms can be found on the second / top floor of the house which again are both of a very good size.

This property makes one fabulous family home with no onward chain & in need of redecoration so a blank canvas ideal for putting your own stamp on & making your own. The location is second to none, especially for weekend activities ranging from a seaside walk with an ice cream to a trip up the i360. You are also within the catchment area of some of the best local schools, and Brighton mainline railway station is close by for anyone who commutes.





Accommodation

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

11' 10" x 11' 7" (3.61m x 3.53m)

DINING ROOM

12' 0" x 9' 10" (3.66m x 3m)

KITCHEN / BREAKFAST ROOM

23' 11" x 8' 1" (7.29m x 2.46m)

BATHROOM

FIRST FLOOR

LANDING

BEDROOM ONE

15' 5" x 11' 8" (4.7m x 3.56m)

BEDROOM FOUR

12' 2" x 9' 11" (3.71m x 3.02m)

SEPARATE W.C.

SECOND FLOOR

BEDROOM TWO

15' 5" x 11' 7" (4.7m x 3.53m)

BEDROOM THREE

12' 5" x 10' 0" (3.78m x 3.05m)

OUTSIDE

WEST FACING PATIO GARDEN

WEST FACING ROOF TERRACE

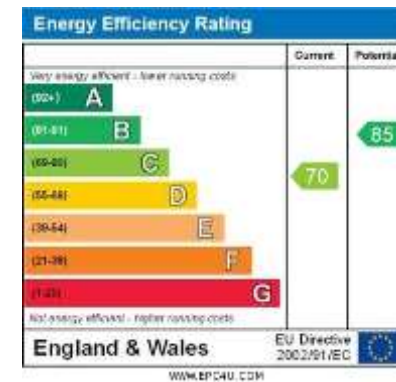
24' 5" x 15' 5" (7.44m x 4.7m)

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Approximate Gross Internal Area = 134.3 sq m / 1446 sq ft
(Excluding Roof Terrace & Patio Garden)



Illustration for identification purposes only, measurements are approximate, not to scale.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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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