

PHILLIPS & STILL

Port Hall Street, Brighton

Guide Price of £650,000 - £675,000



- **An Extremely Spacious Mid Terrace Period Family Home**
- **Three Bedrooms With En Suite To Master**
- **Separate Lounge & Dining Room**
- **Private Rear Garden**
- **Sought After Port Hall Area Close To Excellent Local Schools & Seven Dials**

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If you are looking for the property of your dreams then look no further than this fabulous three storey mid terraced period home located in the highly sought after Port Hall area of Brighton within catchment of the best local schools.

On the ground floor you have a spacious sitting room with many period features, a delightful dining room for entertaining and a fully fitted kitchen / breakfast room. You also have access to the private rear garden which is ideal for those Summer barbeques and a safe space for children & pets alike to play out in. Moving up to the first floor you have two double bedrooms, one of which is extremely large. There you will also find the stunning modern fitted family bathroom with space for both a bath and a separate shower.

Moving to the second floor you have a magnificent master bedroom which is vast in size and also has plenty of handy in-eaves storage facilities. You also have an en suite shower room giving this room the real WOW factor! This house really is the perfect family home and will be sure to sell quickly!



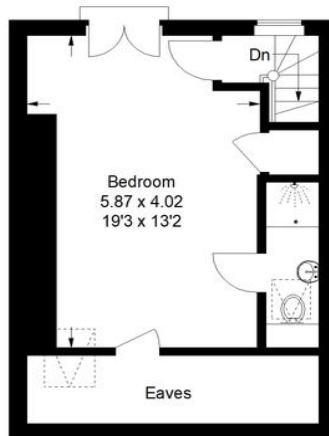
Picture this...

Imagine how handy it would be doing the school run on foot avoiding all the traffic! This house is within catchment of some of the best schools in the City and once you're home, you can enjoy afternoon tea in your sunny rear garden with the kids!

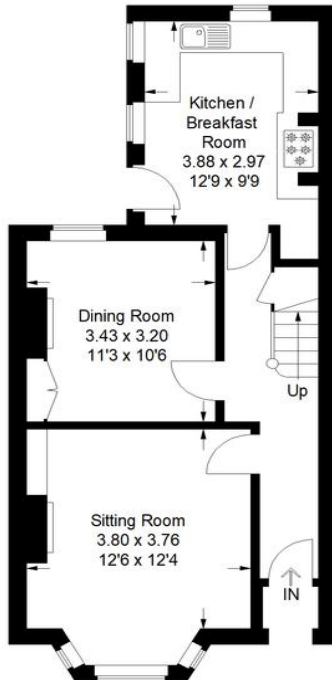
If you're feeling more adventurous, why not hop onto a bus or take a short stroll into the City centre where you can really soak up Brighton & Hove's cosmopolitan atmosphere by exploring the wide range of shops, restaurants, bars and many more attractions on offer.

Port Hall Street Brighton, BN1 5PJ

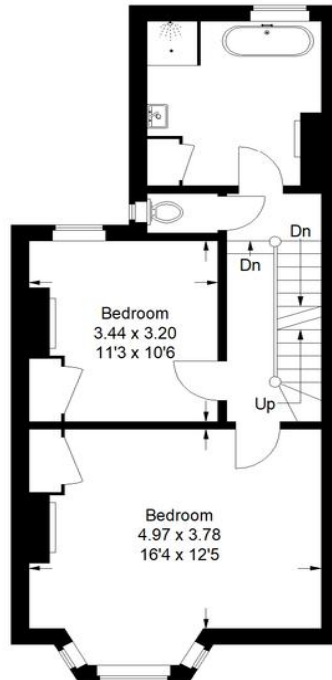
Approximate Gross Internal Area
(Including Eaves)
134.4 sq m / 1447 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2021

Accommodation

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM
12' 6" x 12' 4" (3.81m x 3.76m)

DINING ROOM
11' 3" x 10' 6" (3.43m x 3.2m)

KITCHEN / BREAKFAST ROOM
12' 9" x 9' 9" (3.89m x 2.97m)

FIRST FLOOR

LANDING

BEDROOM TWO
16' 4" x 12' 5" (4.98m x 3.78m)

BEDROOM THREE
11' 3" x 10' 6" (3.43m x 3.2m)

FAMILY BATHROOM

SECOND FLOOR

MASTER BEDROOM
19' 3" x 13' 2" (5.87m x 4.01m)

EN SUITE SHOWER ROOM

OUTSIDE

PRIVATE ENCLOSED REAR
GARDEN





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Awaiting E.P.C

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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.

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