

**Spencer
& Leigh**



29 Marlborough Street, Brighton, East Sussex, BN1 3EE

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Guide Price £500,000 - £550,000 Freehold

- Spacious Victorian home
- Extended ground floor accommodation
- Arranged over three generous levels
- No ongoing chain
- Generous Living/dining room
- Modern kitchen with French doors to garden
- Two double bedrooms
- Bathroom with roll top bath & shower
- Patio garden and first floor roof terrace
- Exclusive to Spencer & Leigh

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City Centre Living. Tucked away in a no through road is this delightful Victorian home which has been extended on the rear to create a larger than usual kitchen. The accommodation is arranged over three spacious levels and features a private rear garden and first floor roof terrace with mature grapevine. The property features pretty cottage style windows, French doors and gas central heating. There is a delightful living room with wood flooring having plenty of space for sofas and a dining table and chairs. From here dual opening doors lead to a spacious fitted kitchen with some built in appliances and French doors accessing the rear garden. The look is finished off with brick bond wall tiling, terracotta flooring and wooden worktops. Moving up to the first floor is a good size double bedroom and well equipped bathroom which features a roll top freestanding bath and separate shower with drench head and Carrera marble tiling. From the first floor hallway there is access to the roof terrace having a timber balustrade and space for seating/sofas. Rising up to the second floor is a further double bedroom, currently in use as a perfect office space, with roof top views, built in storage space and vaulted ceiling. Being directly in the City Centre everything is within easy walking distance from bars, cafe's, restaurants and the Seafront. Viewing is highly recommended to fully appreciate this lovely home which is exclusive to Spencer & Leigh.



Marlborough Street is situated in a prime position off Western Road with a bounty of amenities just a stones throw away including, Brighton seafront with its many attractions and Churchill Square Mall for a wide range of shops. There is a good selection of restaurants nearby in Church Street along with what are considered to be good schools catering for all age groups and the popular St Ann's Wells Gardens just a 10 minute walk away. All travel networks are easily accessed with bus routes, Brighton railway station and road links in and out of the city.



Entrance
 Entrance Hallway
 Reception Room
 17'4 x 12'11
 Kitchen
 11'7 x 9'10
 Stairs rising to First Floor
 Bedroom
 12'11 x 9'5
 Family Bath/Shower Room
 Stairs rising to Second Floor

Bedroom
 13'1 x 10'8

OUTSIDE

Terrace
 12'10 x 10'5

Rear Garden
 13'1 x 10'8

Property Information

Montpelier and Clifton Hill Conservation Area
 Council Tax Band D: £2,338.06 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Residents Parking Zone Z and restricted on street parking

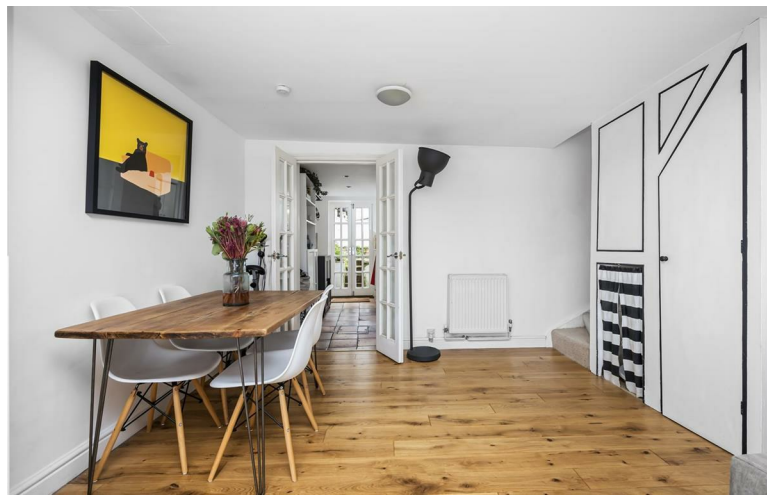
Broadband: Standard 16 Mbps, Superfast 80 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

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Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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