

Paul Bott & Co



- Two Double Bedroom Home
- End Of Terrace
- South Facing Patio And Courtyard
- Stroll To Kemp Town Village

11 Bute Street, Brighton, BN2 0EH

Asking Price Of £650,000

Stunning two bedroom end of terrace house, that has been refurbished to an exceptionally high standard, and situated in Bakers Bottom, one of the most sort after pockets of the city. The house is the biggest in Bakers Bottom, and also boasts a large south facing garden, as well as being end of terrace.



Property Description

A large and strong partial glazed wooden front door will take us straight into, what I like to call the reading room.

It is a very cozy, quiet room but a good size, a place where you can get away from everyone and simply sit, listen to music, read, escape, sash window overlooking the south facing garden, we have Victorian style radiators one on either side of the room, ornate fireplace with carpet underfoot. This nicely leads us directly into the lounge.

We enter the lounge, in the lounge we have a large, double-glazed window to the north and a sash window to the east. The larger set of the double-glazed windows have obscured lower panels to add to your privacy. The room has the original coving, (the room) is exceptionally large with room for a sofa of your choice, a radiator, plenty of space for a large television, extra furniture, all set on wooden flooring.

Back through the reading nook we go down to the kitchen, on the way we pass a south facing sash window, which allows a large amount of natural light as you lead down the stairs to the kitchen.

Now the kitchen dining room is a wonderful size stretching from the front to the rear of the property. The kitchen end is beautifully finished as the current vendors are exceptional interior designers.

Within the kitchen work area, you have the island which has a granite worktop. On one side we have shelving, three sets of drawers, an integrated bin and on the other side we have a breakfast bar perfect for two. Behind the breakfast bar we have lots of storage cupboards, so enough space to house glasses, cups, plates, and with a larder at the end to boot and an integrated fridge freezer. Also to mention staying in the property is a Smeg style range master with six gas ring hob, oven, and plate warmer. You have an integrated Neff dishwasher, further storage cupboards as well as





plumbing and space for a washing machine. A window to the north and east allowing further light. You also have large ceramic tiles with underfloor heating. We walk to the south end to the dining area, again set upon the large ceramic tiles with the underfloor heating. Plenty of space for large table and chairs, making it a very sociable space, a beautiful vertical radiator, cupboard housing Worcester Bosch combi boiler, with further understairs cupboard for storage, aluminum bifold doors leading out onto a really good sized south facing garden, with stairs leading up to a separate entrance which is perfect for bringing home the dog from a muddy woods and onto a decked area, again a great size and south facing, great for Summer parties. Now we will return upstairs to head up to the first floor. On the mezzanine we have a double-glazed sash window overlooking the south facing garden. The first door to our left is quite a sensational bathroom. We have solid walnut flooring, Samuel Heath antique brass and unlacquered taps, a large Ashton and Bental bath, a south facing sash window with an obscured level, a Victorian styled radiator, low level WC, stunning wall mounted heated towel rail, a large, beautiful walk-in shower cubicle with a rainfall shower head, fully tiled. In essence a stunning bathroom. Bedroom one, we have coved ceiling chimney breast with ornate fireplace. Either side of the chimney breast we are taken back to bare brick walls, with plenty of space for chest of drawers, a large bed and wall to wall bespoke fitted wardrobes, radiator to boot, large sash window into bay to front being north facing. Then we will head up our paddle staircase to the second bedroom. In the converted loft, we have a large Velux window which can open, and one can see from the downs across the chimney pots up towards Queens Park. Another Velux window on the other side, plenty of space for a large double bed with electric radiator as



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass before making any decisions upon them.

well.

Baker's Bottom is a very popular area for families, as you are very close to Brighton College, and this house is in the catchment for St Lukes school. A simple walk into town and of course our famous beach, and a great walk for dog walkers up to the racecourse and beyond, from a path at the top of the street.

A wonderful location, that is known for its great friendly community atmosphere, perfect for single people, couple families, the entire market place.

Please call to view.

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29 Upper St James Street,
Brighton, East Sussex, BN2 1JN

www.paulbottandcompany.co.uk
01273 605530
info@paulbottandcompany.co.uk

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