

# Paul Bott & Co



- Three Double Bedroom Family Home
- Two Bathrooms One En-Suite
- Bakers Bottom Location

29 Bute Street, Brighton, BN2 0EH

Offers In Excess Of £450,000

Wonderful three bedroom family home, nicely situated in the ever popular Bakers Bottom pocket of the city. Open plan living on the ground floor, with delightful courtyard garden. Short walk to Queens Park, easy access to Kemp Town and the city, and perfect for Brighton College.





## Property Description

Next we head towards the bathroom, on the way passing the understairs cupboard. The bathroom includes airing cupboard, plumbing, washing machine and a very wide bath, with handheld shower attachment which seems most attractive. Low level W.C. obscure UPVC window to the rear, floor mounted wash hand basin with storage below, with vinyl flooring under foot.

We now venture into the back garden, which is a wonderful space, floor is paved, more than enough space for a table and chairs, a wonderfully sociable space. We have very high walls, so very secluded, and all the walls are white so reflecting the sun and light perfectly. The patio has huge potential.

We will now go upstairs, where we will find two bedrooms.

First bedroom is a really good size. Cupboard housing the boiler, UPVC window over the rear garden, built in cupboard and shelving either side of the chimney breast. Currently used as an office, this room could be a good double bedroom.

Next into what was the Principal Bedroom. We have cupboards either side of the chimney breast, UPVC window overlooking the front into Bute Street, radiator under window, plenty of space for a bed size of your choice with space either side for a bedside cabinet.

We now climb to the second floor, the loft conversion.

As you enter to the right, a Juliet balcony, perfect for those summer evenings. We also have a fitted cupboard, radiator, plenty of space for a large bed, and then into the en-suite, with shower cubicle, low level W.C, pedestal wash hand basin and a Velux window,







with a great view of the chimney pots of Brighton.

We have a further recessed area, where the eaves would have been to create more space and lighter with a Velux window, with a further Velux window into the main bedroom area.

Next to this area, a hatch in the wall leads to a spacious insulated storage area .

Location wise, the property in Bute Street is in a wonderful pocket of the city known as Bakers Bottom, so we are in the catchment for St Lukes School, and well as seconds walk to Brighton College, the leading Independent School in the country.

Of course, a short walk to Queens Park, the city centre, with plenty of amenities on your doorstep, in a wonderfully family located area.

Simply a must see.





This plan 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.

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

[www.paulbottandcompany.co.uk](http://www.paulbottandcompany.co.uk)  
01273 605530  
[info@paulbottandcompany.co.uk](mailto:info@paulbottandcompany.co.uk)

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