

Paul Bott & Co



- Stunning Three-Bedroom Townhouse

- Grade II Listed Property

- Recently Re-Developed Throughout

11 Wyndham Street, Brighton, BN2 1AF

Offers In Excess of £675,000 A gorgeous three-bedroom, Grade II listed townhouse located on the ever-popular Wyndham Street in Kemptown. With an outstanding open plan living space, bespoke fitted kitchen, three well proportioned bedrooms, two beautiful bathrooms, cinema room, wine cellar, private patio and private balcony.

Offers In Excess Of £675,000



Property Description

Coming off the street into the property you are welcomed into a wonderful open plan living space. Recently updated throughout, this property is of the highest quality and combines modern living with period features. To the rear of the ground floor, a bespoke, modern fitted kitchen has been installed. A glass roof overhead allows for beautiful light into the room and the kitchen leads out to a private courtyard which has been landscaped to a lovely standard, benefitting from an outside shower, perfect for those with a fondness of Sea Swimming!

Stairs lead to the first floor where the tasteful decorative works continues to flow through. At the top of the stairs, the third bedroom doubles as an excellent office space. A family bathroom has been thoughtfully updated, with an oversized bathtub, wash basin, W/C and modern cork flooring. To front of the property, a large second bedroom, benefiting from a west facing bay window and ample space for a double bed and storage options. Leading up to the second floor, you find the master bedroom and shower room. The shower room has been updated to incorporate a modern walk-in shower with slate base, glass screen, wash basin, W/C, heated towel rail and wooden flooring underfoot. The wooden flooring continues through to the master bedroom, which is a large size and decorated to a high standard. A west facing bay window allows for natural light and a walk-in wardrobe space has been incorporated, maximising the usable space.

Downstairs, the basement level is split and has been transformed into a fantastic cinema room, decorated with a dark finish, space for sofas and a dropdown projector screen. Steps lead down to a wine cellar and pantry area, an addition which is rare to come by in the average home.





The property has had extensive refurbishment works throughout, which have been completed to a high standard, in keeping with traditional techniques and signed off with full permissions and certificates in line with Heritage approval. The loft has been fully insulated and boarded, with permissive conversion into a fourth bedroom space. Cast Iron radiators run through the property, adding a further traditional touch.

Wyndham Street is perfectly located for an array of shops, bars and cafés only a short walk away. The Beach is nearby, with views from the property and excellent transport links into the town centre are easily accessible from the sea front.

Wyndham Street



Basement
Approximate Floor Area
175.02 sq ft
(16.26 sq m)

Ground Floor
Approximate Floor Area
348.21 sq ft
(32.35 sq m)

First Floor
Approximate Floor Area
289.87 sq ft
(26.93 sq m)

Second Floor
Approximate Floor Area
245.63 sq ft
(22.82 sq m)



Approximate Gross Internal Area = 98.36 sq m / 1058.73 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

%epcGraph_c_1_334%