

Paul Bott & Co



- Excellent Family Home
- Three Bedrooms
- Laid Out Over Four Floors
- Two Bathrooms

26 Rochester Street, Brighton, BN2 0EJ

Offers In Excess Of £525,000

A beautiful three-bedroom family home located within the hugely popular Bakers Bottom. Set over four floors, the property combines spacious living and fantastic entertainment space to allow for a brilliant family home. Located within walking distance of Queens Park, Brighton College and Kempton Village, the property offers three well-proportioned bedrooms, with the option of a fourth, multiple reception spaces, a modern kitchen diner and south facing garden.



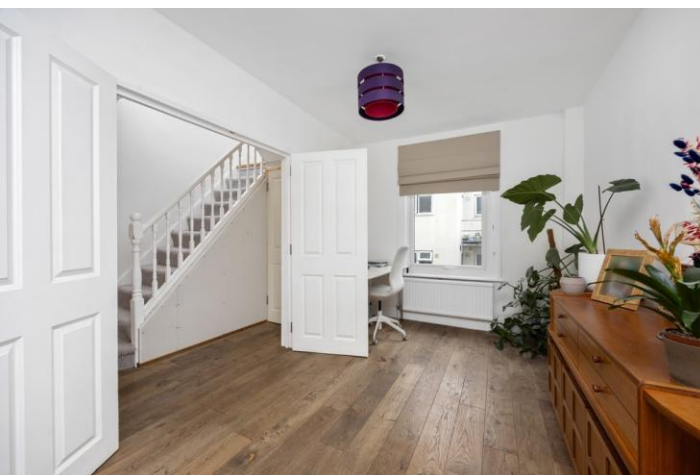
Property Description

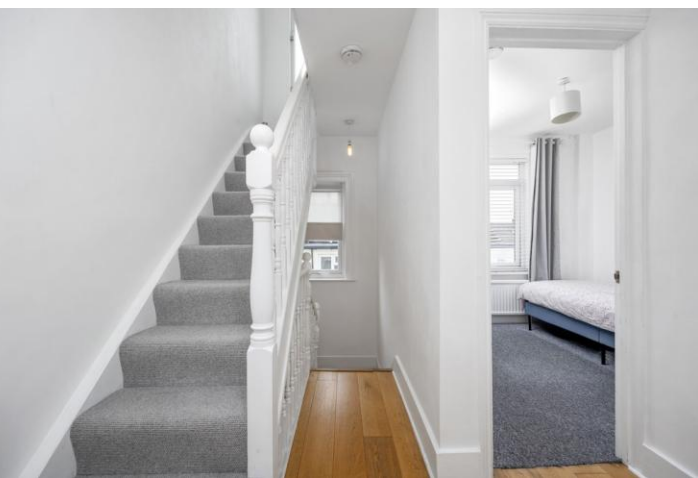
A short set of steps lead up to the front door, which enters into a hallway. To your right-hand side, the first of the properties living spaces, which could double up as a bedroom also, the space is split, with a large room to the front which could be a large double bedroom, or a comfortable reception room. To the rear of this split space allows a second reception area, which could be a perfect dining room or home office.

Downstairs, the lower level of the property leads into an open plan kitchen living space, with a large, bright modern kitchen to the front, incorporating under counter storage throughout with a wooden countertop, gas hob, electric fan oven, overhead extractor, built in standing fridge freezer and a dishwasher. To the very front of the lower level, a warm and welcoming lounge space, with a working wood burner taking centre stage. A door leads off of the kitchen into a utility space, which comes complete with a shower, W/C, wash basin and houses the washing machine.

Upstairs, the first floor leads to two excellent bedrooms, the larger is a fantastic double to the front of the property, with a large, double-glazed window and more than enough space for a double bed and storage options. The second bedroom is a large single, perfect as a child's bedroom or could be utilised as an office space or space for visitors. The family shower room can also be found, tiled floor to walls and incorporating a walk-in shower, wash basin, W/C and heated towel rail.

The second floor of this property is however very special. Stairs lead up to a floor to ceiling window allowing beautiful south facing light to flood the space. A door to your right takes you into a large principal bedroom. Recently converted, the bedroom has large windows to the front and rear, with fantastic views out of

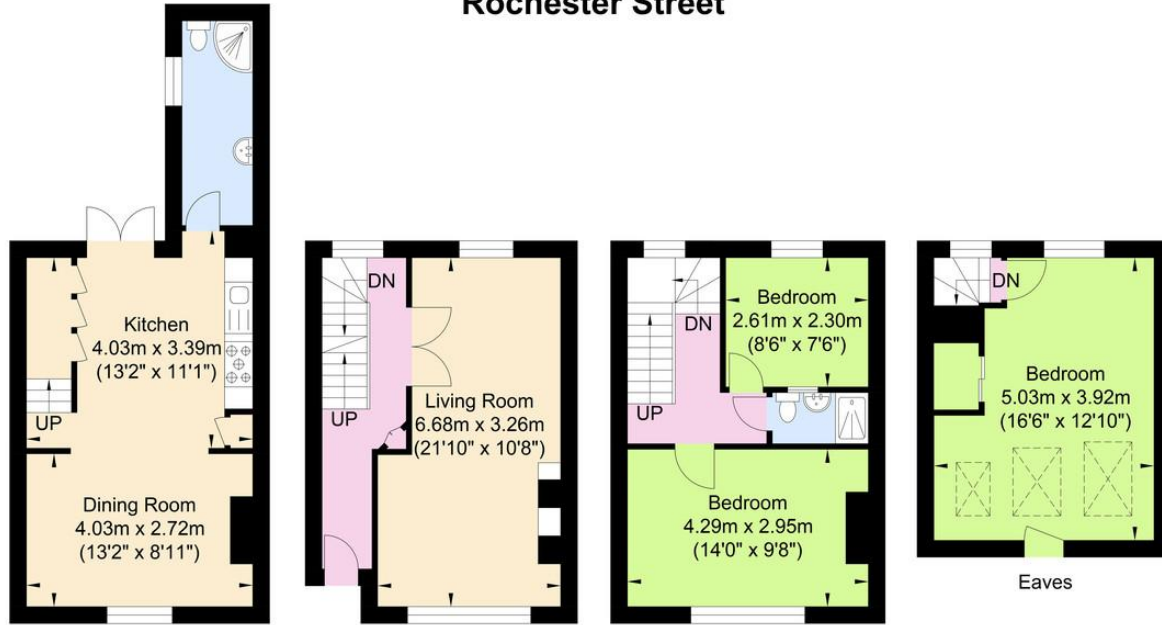




the rear across the rooftops. Built in storage has been incorporated, as well as eaves space.

Bakers Bottom is a highly popular location, especially with families. The prestigious Brighton College is moments away, not to mention a short walk from the beautiful Queens Park, Kemp Town Village and its excellent array of shops, bars and cafe's and of course, the sea front.

Rochester Street



Lower Ground Floor
Approximate Floor Area
326.57 sq ft
(30.34 sq m)

Ground Floor
Approximate Floor Area
276.95 sq ft
(25.73 sq m)

First Floor
Approximate Floor Area
286.75 sq ft
(26.64 sq m)

Second Floor
Approximate Floor Area
212.26 sq ft
(19.72 sq m)

Approximate Gross Internal Area = 102.43 sq m / 1102.53 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

%epcGraph_c_1_334%

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

www.paulbottandcompany.co.uk
01273 605530
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 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.