

Paul Bott & Co



- Three Bedroom Family Home
- Fantastic Living Space
- Beautiful Roof Extension With
Gorgeous Sea Views

31 Cuthbert Road, Brighton, BN2 0EN

Offers In Excess Of £685,000

A superb three-bedroom family home discreetly located between Kemptown Village and Queens Park. Updated and decorated to an exceptional level, the property offers fluidity, light and a modern feel, as well as incorporating more traditional touches throughout. Consisting of a large and open plan lounge dining space, modern fitted kitchen, three large bedrooms including an excellent loft extension with stunning views and modern en-suite shower room, a beautiful family bathroom and bright northeast facing garden to the rear.



Property Description

Located on Cuthbert Road, steps lead up to the colourful front door, contrasting wonderfully with the deep blue of the building. A short entrance area, with hooks for coats and jackets, leads to an internal door, opening into the house. Doors directly to your right-hand side lead to an open plan space which has been updated to a great standard, with light bounding through the front of the property via the southwest facing sash windows, which are set inside a beautiful bay space. The lounge portion of the living space is of an excellent width, with space for two sofas, coffee table and incorporating a wood burner, perfect for cosy evenings, sitting by the fire. Engineered wooden flooring runs underfoot throughout the ground floor and leads to the back of the lounge, where a further window overlooking the rear garden allows for further natural light.

The kitchen located to the rear of the property has been updated and modernised to a very high standard. The kitchen cabinets are of a high quality and highly durable, with an abundance of storage space, especially with the built-in pull-out pantry to far corner. The appliances are very good quality, with an induction hob, electric oven and dishwasher all built in and created by Smeg. There is also a built in Bosch microwave and space for an American style fridge freezer. A Quooker instant boiling water tap is an invaluable recent addition. A wooden sash window occupies the far wall and to the rear of the building, bifold doors, leading out to a large, bright patio space, which favours the mornings by the rising sun to the east.

Thoughtfully designed under stairs built-in cupboards and drawers offer superb additional storage and a discreet space for a washing machine.

Leading upstairs to the first floor you first come into a large family bathroom, with windows to the far wall





allowing for natural light and ventilation. Modern, granite style tiles have been laid underfoot, along with underfloor heating running throughout. The space benefits from a double size walk in shower with glass surround, a beautiful free-standing bathtub as well as a traditional style wash basin, each incorporating period style chrome fittings and finished with Fired Earth metro tiles.

The first of the three bedrooms is the smallest, however still a very well sized double. Currently used as a workspace, the room is northeast facing, with wooden flooring underfoot and a sash window overlooking the rear garden. With recess space either side of the chimney stack perfect for built in storage and ample space for a double bed, side tables and a desk.

The principal bedroom is located to the front of the first floor. Two large sash windows offer sea views and critically allow natural light to flood through via the southwest aspect. Stripped wooden flooring underfoot gives a traditional feel, contrasting well with the modern calming blue to the walls. Currently a wardrobe sits on either side of the chimney stack, however scope is there once again to build in storage space within each recess, as well as offering space for a king size bed and a desk/dressing table.

The loft extension has been built within the last ten years and has been carried out to an exceptional standard. With a stair runner leading up to the landing, you enter into a large space, with full height ceilings and light bouncing throughout, courtesy of the southwest and northeast aspect windows. To the front of the room, the Velux window offers views across Kemptown and to the sea, with the bell tower of Brighton College taking center stage. With numerous storage options, including

Cuthbert Road



Approximate Gross Internal Area = 121.49 sq m / 1307.69 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

eave space and a large built-in cupboard, there is ample space for a double/ king size bed, further storage options and a desk. The room also offers an En-Suite shower room, with walk in shower, W/C and wash basin.

Outside, the rear garden has been thoughtfully designed and planted and includes two large patio spaces, created to take full advantage of the sun at different times of the day. Whilst the garden faces to the north east, the elevation of the property means that it is bathed in spring and summer sunshine for large parts of the day.

A very well stocked convenience store is located within a minute's walk at the end of the street.

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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