

Paul Bott & Co



- Beautiful Period Home
- Three Double Bedrooms
- Outstanding Reception Spaces
- Open Plan Family Kitchen

25 Sudeley Street, Brighton, BN2 1HE

Offers In Excess Of £795,000

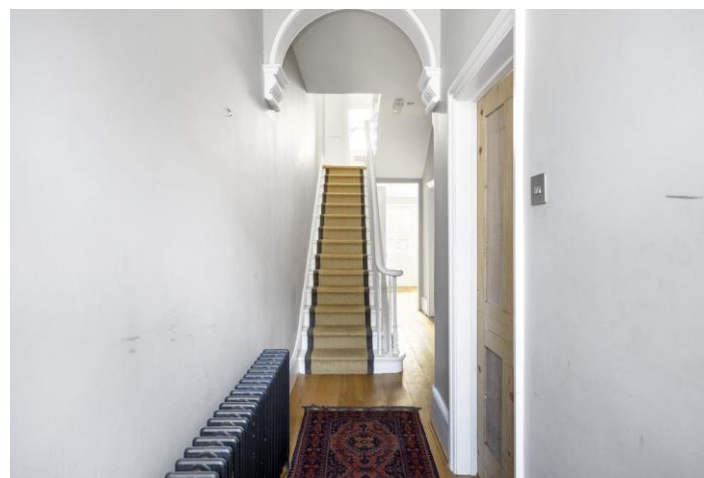
A beautiful three bedroom family home located in a hugely popular pocket of Kemp Town Village. Offering three double bedrooms, a large lounge space, a secondary open plan living cum kitchen space, two bathrooms, utility space and two patio areas, this is a truly exceptional home, within walking distance of the village and its shops, bars and cafe's, as well as being seconds from the seafront.



Property Description

As you enter the property from street level you come into a long hallway stretch to the rear of the property. engineered wooden flooring underfoot carries through the entire floor and overhead original features, including an ornate arch can be found. To your left is a the first of a collection of cast iron radiators and to your right entrance into the open plan living area. With a bay window to the front , with original sash windows, the south facing aspect allows a floor of natural light to bathe the room. The lounge space is of a good size, with plenty of space for sofa's and arm chairs. The room has been opened up and the rear portion could be used for anything from dining to relaxing with a good book. the far wall, a period style fireplace, with a marble surround adds a perfect finishing touch.

The property benefits from three, well proportioned double bedrooms. The first two are located on the first floor, where stairs lead up, with carpet underfoot continuing through. The Principle bedroom is located the front of the property, with the same bay window as below in the lounge, again with the wooden sash windows. The recesses to either side of the chimney could be turned into the excellent wardrobe storage, and there is space for a king size bed and dressing table, along with a matching cast iron radiator to the others in the property. The secondary bedroom is the smaller of the three, yet still an excellent double, with bed placement to the rear, there is built in cupboard space, to the right hand side and to the far end, wooden sash window, as well as a further cast iron radiator. The loft space has been converted into a further bedroom. Of a good size and shape with rear facing dormer, the space is bright and airy thanks to two windows, one wooden sash to the rear and a Velux style window to the front allowing for south aspect light. The room has more than enough space for a double bed and storage options, with cast iron radiator and carpet underfoot the space could be also make a fantastic office, kept





separate from the rest of the house.

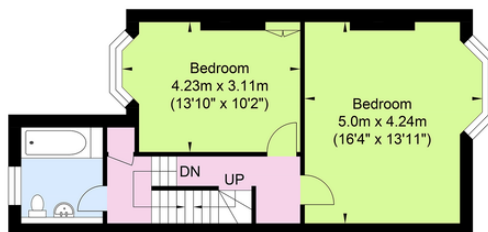
The lower ground level of the property is truly excellent. with access via the front of the property with a seperate entracnce as well as via the stairs from the ground floor above, the space is still bright and airy throughout, given its position within the property. It has been opened up and modernised, whilst keeping a relaxed feel, notably via the wood burner located to the far wall. The space is practical, making perfect for families, with a modern kitchen to the rear, incorporating a wooden worktop with an abundance of storage space, electric oven with gas hob and space for an American style fridge freezer. A door leads out the the back of the house where a utility space with W/C, wash basin and space for a washing machine and tumble drier, perfect for family life. This leads out to a secondary patio space, which would be perfect for storing bikes and outdoor equipment.

The property benefits from two bathrooms and three W/C's total. On the first floor, a family bathroom can be found, with tile underfoot that lead up the wall. The family bathroom is of a good size, with a sash window to the rear and benefits from a built in bathtub which has also been finished with the tiles around, an over head shower, glass surround, W/C , wash basin and a stainless steel heated towel rail to the front wall. On the ground floor, to the far end, a shower room has been installed, with further tiling to the floor and walls, and benefitting from a modern, walk in shower, W/C, and wash basin.

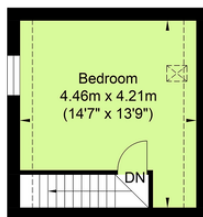
A further door to the rear of the ground floor also leads out to a beautiful private patio garden.

Located within walking distance of the shops within

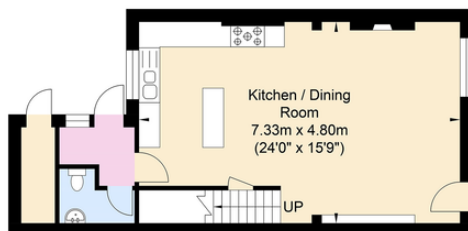
Sudeley Street 25



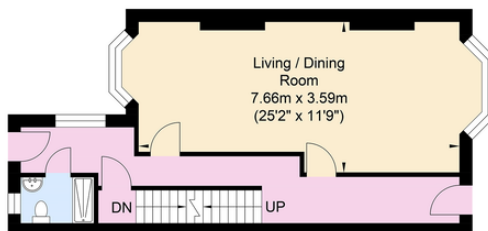
First Floor
Approximate Floor Area
480.28 sq ft
(44.62 sq m)



Second Floor
Approximate Floor Area
202.14 sq ft
(18.78 sq m)



Lower Ground Floor
Approximate Floor Area
465.0 sq ft
(43.20 sq m)



Ground Floor
Approximate Floor Area
480.28 sq ft
(44.62 sq m)



Approximate Gross Internal Area = 151.22 sq m / 1627.71 sq ft

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

Kemp Town Village, the area is extremely popular with couple and families looking to be near the sea and city center, with RSCH and Brighton College on your doorstep. This property is being sold chain free.

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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