

Paul Bott & Co



- Beautiful Three Bedroom Family Home
- Wonderful Open Plan Living Space
- Incredibly Popular Road

27 Sudeley Place, Brighton, BN2 1HF

A wonderful family home in the heart of Kemptown Village. Located a short walk from the seafront, Sudeley Place remains one of the most popular streets in the village. Comprising of an open plan living dining space, modern kitchen, three wonderful bedroom spaces, family bathroom and private garden.

Offers In Excess Of £650,000



Property Description

Access via the front door leads into a lovely hallway that runs to the rear of the property. To the right-hand side, a door leads into a beautiful, open plan living room space. Bay fronted with wonderful sash windows and a west facing aspect allows for natural light to flood the space. A dining area to the rear is a perfect addition, with its French Doors leading out to the garden space, and bespoke storage has been fitted throughout. Varnished wooden flooring flows through underfoot and a period style fireplace adorning the far wall.

The kitchen leads off the dining room, into a well-proportioned galley style, with a modern fitted kitchen. An abundance of storage is incorporated, as well as built in appliances, space for a fridge freezer, gas hob and electric oven. Beautiful modern tiling runs underfoot, and a doorway leads out to a well sized, east facing patio garden. The garden space is bright and peaceful, with storage to the right-hand side, flint wall to the rear and brick block paving underfoot.

The kitchen leads back through into the hallways space, which follows the trend of the wooden flooring running through. Two cupboards located under the stairs provide excellent storage and decorative period features adorn the ceilings. Upstairs, a family bathroom is located to the very top, a large room with a built-in bathtub and overhead shower to the far end. Also incorporating a W/C and wash basin, as well as built in storage and newly replace sash window allowing for wonderful morning light.

The property benefits from three bedrooms, all leading off a well-proportioned hall space. The three bedrooms are very good sizes, the master being located at the very front of the building, with a matching bay window to downstairs. With sash windows allowing a stream of





natural light and viewings straight down Sudeley street opposite. The Master bedroom is a large size, with space for a king size bed and bedside cabinets. Built in storage have been installed in both recesses of the chimney and a deep blue carpet runs underfoot. The Second bedroom is located to the rear of the property, a large double room again and space for a double bed, desk and storage options. Shelving has been skilfully built into the chimney recess on one side and blue carpeting continues underfoot. The third bedroom is a large single, perfect as a Child's room or home office, with a sash window to the front and space for a bed and storage.



The property has been beautifully updated and decorated throughout, whilst keeping a traditional feel throughout. Farrow and Ball paint has been used in every room, storage has been thoughtfully considered and the property also benefits hugely from a vast attic space.

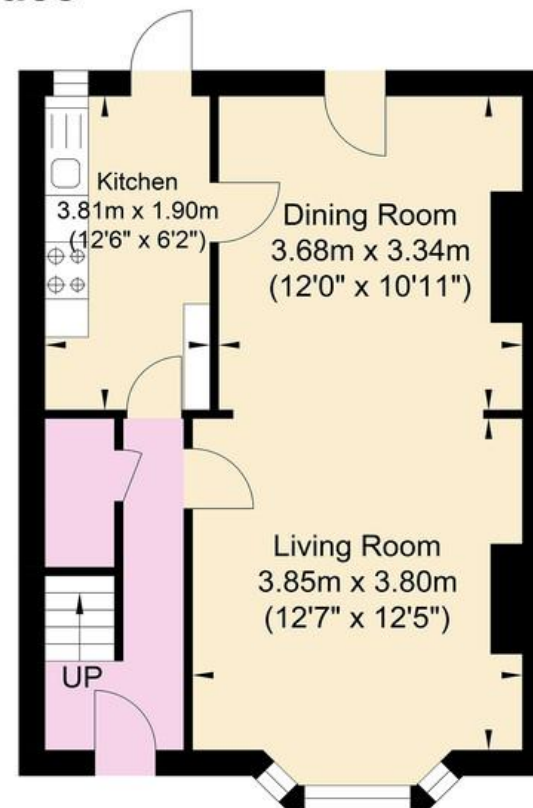


The beauty of this property is its proximity to the village and the shops pubs and cafes available to it. The Hospital and Brighton College are located minutes away and it is just a short stroll down to the beautiful Kemptown beach, which now boasts the addition of the Sea Swimming Lanes and the hugely popular Reading Room cafe.

Sudeley Place



Ground Floor
Approximate Floor Area
461.98 sq ft
(42.92 sq m)



First Floor
Approximate Floor Area
461.98 sq ft
(42.92 sq m)

Approximate Gross Internal Area = 85.84 sq m / 923.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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