

Paul Bott & Co



- Victorian Period Property
- Three Bedrooms
- Own Entrance
- Pet Friendly

12 Sudeley Terrace, Brighton, BN2 1HD

£2,500 pcm

Victorian Period Property. Fantastic space maisonette situated just off Kemp Town Seafront in a friendly road. Pet Friendly. Three double bedrooms, two reception rooms, south facing roof terrace, fitted kitchen and family bathroom. Double height ceilings and part furnished. Near Brighton College and The Royal Sussex Hospital.



Property Description

A lovely example of a Victorian end of terrace property retaining the original features of a period property. There are three double bedrooms (one with a shower), a large open reception with bay fronted window and a spacious dining room, kitchen with high end fitted appliances and the family bathroom. South facing roof terrace. High ceilings with cornices, solid oak flooring, working fireplace, sash windows.

The property comes as furnished but can be negotiated and is pet friendly

The property is dominate in the road with its end of terrace position. Two large bay windows and painted exterior in a subtle shade give this maisonette and sense of grandeur. Leading up the chequered steps into the porch area which is useful for coats and everyday outer wear starts the journey into the property. Entering the main spacious hallway with solid oak flooring and high ceilings and sweeping staircase, you are immediately impressed and realise this is something special.

A spacious living room at the front of the property with a large sash bay window flooding the room with natural light. A stunning fireplace and high ceilings with cornices within keeping of the era continue through to the dining room which has been opened up and the whole space benefits from the dual windows with light flooding through both spaces. The rooms are finished with solid oak flooring underfoot.



Kitchen/breakfast room is placed at the side of the property and benefits from a large bay sash window. White gloss units are plentiful for storage, a stylish grey worktop and flooring to match. Zanussi appliances with fully fitted washing machine and dishwasher perfect for



the everyday lifestyle.

On the first floor, a sweeping banister gives the landing a sense of space and within keeping of the property. A good size bathroom at the side of the maisonette with a large bay sash window gives natural light. A white suite with chrome fittings, the sink has storage below and fully tiled for ease, not forgetting the stylish towel rail. On this floor is a useful separate WC perfect for guests.

Bedroom one with a large south facing window again giving light and a good size room, so plenty of space for furniture. Stylish in décor with a solid wooden ladder to the roof terrace.

Bedroom two situated at the front of the property has a large bay window, again a good size and benefits from a corner shower unit.

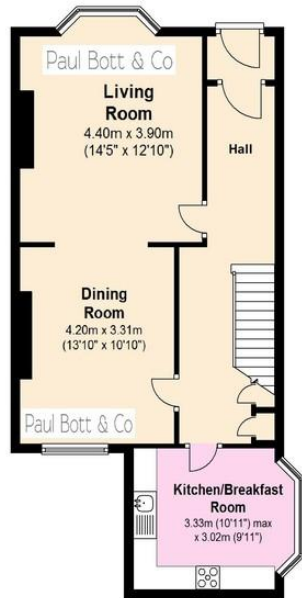
Finally we arrive through a separate door and flight of stairs into bedroom three/loft room. The space has plenty of storage from the eaves, good ceiling height and velux window for light. The added surprise is the steps leading to the south facing roof terrace, hidden and tucked away with views over Kemp Town and towards the sea perfect for those glorious summer evenings.

Situated in the heart of Kemp Town village with its wonderful selection of coffee shops and gastro pubs with an eclectic mix of boutique shops thrown into the mix. located a short stroll from the seafront and the very popular Brighton College not forgetting Brighton City Centre.



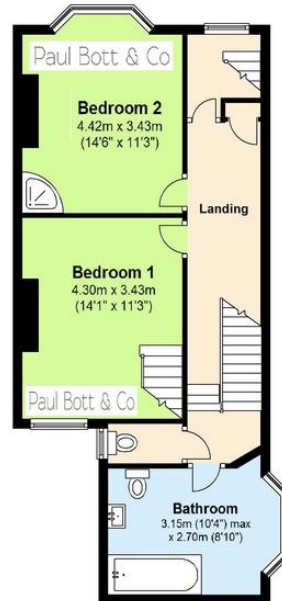
Ground Floor

Approx. 56.3 sq. metres (606.1 sq. feet)



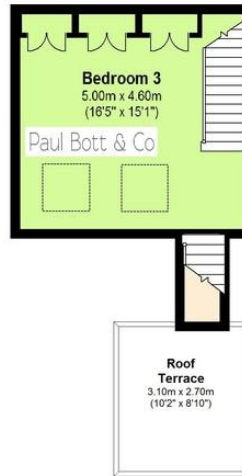
First Floor

Approx. 53.9 sq. metres (580.2 sq. feet)



Second Floor

Approx. 24.5 sq. metres (263.7 sq. feet)



Total area: approx. 134.7 sq. metres (1450.0 sq. feet)

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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 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.