

# Paul Bott & Co



- Beautiful Period Style Victorian Home
- Popular Location
- Seconds From Queens Park

## 18 Egremont Place, Brighton, BN2 0GA

Asking Price Of £745,000

A large, Victorian house, set over four floor floors, situated on Egremont Place. Currently used an HMO, with a license still in date, but easily converted back into a 4 – 6 bedroom family home, this property is perfect for those wishing to be in walking distance of the Seafront, the City Centre and the beautiful Queens Park.





## Property Description

With its beautiful period façade, the property leads into a large hall space. Stairs lead up to the top two floors and, to your left hand side, access to an open plan living and dining space. A bay window to the front allows for morning light to flood the space and the rear dining area is large enough for a six seater table and chairs. A window to the rear looks out to the patio garden, which is west facing and perfect for afternoon sunlight. The rear wall of the garden has been reinforced, allowing to stand the test of time, whilst profiling its bungaroosh construction. The patio is very large, with steps that lead down to the lower ground part of the property which houses a kitchen and family breakfast area. B

Being a lower ground floor space, the kitchen is still remarkably light and bright, especially in the afternoons. The space is large, with plenty of counter space, a breakfast bar and space for various appliance. To the far end, a family breakfast space has been created, which also doubles up as a perfect area to relax when having friends and family over for dinner. To the top of the stairs, leading up from the lower ground floor, a door to your right, at the rear of the ground floor, leads into a very large utility room, consisting of space for washing machine and a tumble drier, easily enough space to carry out ironing, a large window in the back wall for natural light and a door leading into a shower room and W?C, which has been installed to a nice standard.

A beautiful staircase leads up to the first floor, where you find three well proportioned bedrooms. The first, to the top of the stairs, is a very large single/ small double, with a south aspect window. The second, is a large double, with space for a double bed, wardrobe and storage options and a west facing window giving views across the patio garden below. The principal bedroom, to the front of the property, is along the corridor and is a fantastic, bright bedroom, with a bay and sash windows, perfect for morning sunlight. The bedroom is very large,





with space for storage options and the ability to be playful with the design. This first floor also offers two shower rooms, both with W/C's, perfect for family live but can also be re-imagined and updated into one large family bathroom and a secondary shower room. To the top floor, a further three bedrooms are in place, with a second large single/ small double to the rear, a well-proportioned double in the middle and to the front. A wonderful attic room, beautiful with natural light spilling in.

With the park and sea being equal distances away, and Brighton College close by, this truly s a wonderful property and would be an excellent family home.



## Egremont Place



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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