

# Paul Bott & Co



- Large Family Home
- Fantastic Location
- Four Wonderful Double Bedrooms
- Modern Kitchen

27 Sudeley Street, Brighton, BN2 1HE

Offers In Region Of £775,000

CASH BUYERS ONLY - A beautiful three/ four bedroom family home located in a hugely popular pocket of Kemp Town Village. Offering three/ four double bedrooms, a large lounge and dining space and a beautiful patio garden, as well as a self contained unit in the lower ground, which could be reconnected to the main house STPP.



## Property Description

As you enter the property from street level you come into a long hallway leading to the rear kitchen and patio garden. The hall has modern tiled flooring throughout with overhead original features, including an ornate arch. To the right, a large, bright, south aspect reception room spans the depth of the house. The front aspect has a large bay window incorporating original sash windows with a large sash to the rear. The south facing aspect creates a bright sunny room throughout the year. The front reception has plenty of space for sofas and armchairs with an original fireplace that has a functioning wood burning stove. The rear reception is currently set up as a dining space, however, could also make a lovely reading room or perfect workspace, offering a sash window overlooking the patio garden.

The rest of the hall leads through to a wonderful, bright recently installed galley kitchen. This has a contemporary finish, space for all necessary appliances and plenty of storage space. The blue and white tiling runs seamlessly into the beautiful patio garden. Designed to offer a private, quiet, calming space to relax and unwind. There is a shed for storage and space for patio furniture and potted plants.

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 principal bedroom is located the front of the property, with a bay window to the front, allowing for lovely morning sunlight due to the south facing aspect. The bedroom space is very large, with wardrobes built into both recesses of the chimney breast with space for a king size bed and dressing table. The room is finished with a cast iron radiator and carpeting underfoot. The secondary bedroom is a well-proportioned double bedroom, with space for a double bed and a desk and offering built-in wardrobes the length of one wall. A bathroom is positioned off the main





staircase, fitted with a WC, washbasin, bath and heated towel rail and additional storage is found on the first floor landing.

The loft space has been converted into a further large double bedroom and bathroom and completed to a high standard. A good size and shape with rear facing dormer, the space is bright and airy, thanks to a wide window to the rear. There is excellent storage under eaves with an additional built in wardrobe in the bedroom.. There is an excellent En-Suite, with walk in shower, W/C, wash basin and a modern finish, with white metro tiles to the walls and heated towel rail.



The lower ground floor of the house is currently separated and would make an excellent annex or would be perfect for a growing family or an additional income. Reached through an external staircase off the street, you come straight into a wide bright reception space, with tiled wood effect flooring running underfoot throughout the annex. Double doors lead into a smart bedroom, with space for a double bed and storage options. A small private patio connect to the bedroom through a set of glazed french doors. A contemporary en-suite bathroom is located off the bedroom with a walk-in shower, washbasin and WC.





## Sudley Street, BN2

Approximate Gross Internal Area = 104.3 sq m / 1123 sq ft  
(excludes restricted head height)



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.

Copyright Casaphoto Ltd. 2025 - Produced for Bott and Company

29 Upper St James Street,  
Brighton, East Sussex, BN2 1JN

[www.paulbottandcompany.co.uk](http://www.paulbottandcompany.co.uk)  
01273 605530  
[info@paulbottandcompany.co.uk](mailto:info@paulbottandcompany.co.uk)

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