

Princes Street, Brighton, BN2 1RD

Approximate Gross Internal Area = 111.4 sq m / 1199 sq ft

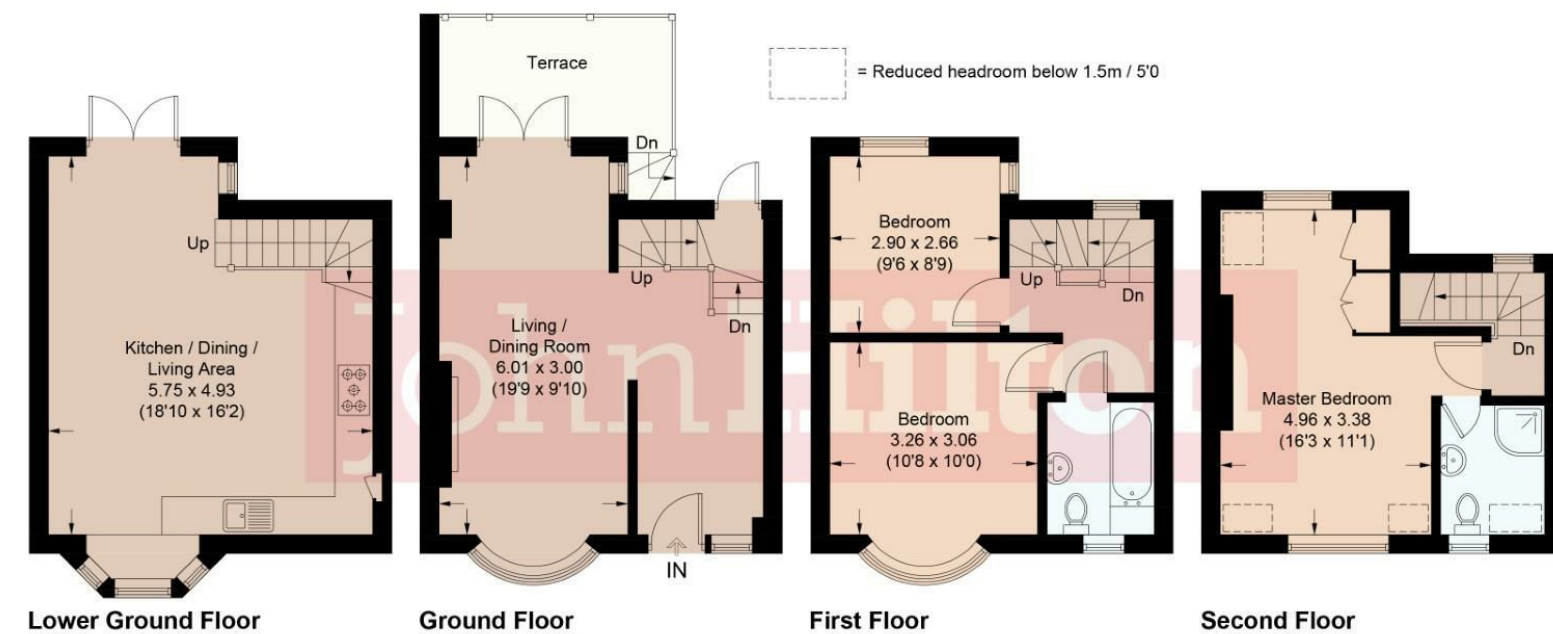


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 1199.00 sq ft

8 Princes Street, Brighton, BN2 1RD

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£575,000 Freehold



8 Princes Street Brighton, BN2 1RD

Tucked away in a quaint and quiet 'no through lane' close to the Royal Pavilion, running parallel to Pavilion Parade, moments from the Palace Pier and within an easy walk of Brighton mainline station. An attractive period property which offers spacious accommodation over four levels and benefits from a generously sized west-facing rear garden and sun terrace, which is rare to find in such a central location. Newly refreshed interior which consists of three good sized bedrooms, the master with en-suite, plus main bathroom, dual aspect lounge/dining area and kitchen with additional open-plan living space and underfloor heating to the lower level. Ideal for those looking for a city centre location, convenient for the beach, the historic Lanes, theatres, clubs, cafes and restaurants all within close proximity, yet surprisingly peaceful being set back from the Old Steine and sheltered by the buildings in front. No onward chain.



Approach

Formal front garden, steps ascend to front door.

Entrance Hall

Engineered oak flooring, arched window to front, stairs to upper and lower levels, glazed door to rear garden.

Living/Dining Room

6.01m x 3.00m (19'8" x 9'10")
Engineered oak flooring, curved bay window to front, French doors to sun terrace at rear, feature fireplace.

LOWER GROUND FLOOR:

5.75m x 4.93m (18'10" x 16'2")

Kitchen Area

Slate tile floor with underfloor heating, range of units at eye and base level, solid woodwork tops with metro tile splashbacks, built-in oven, five-ring gas hob with extractor hood over, stainless steel sink with mixer tap and drainer. Spaces for appliances including dishwasher, recessed cupboard housing gas and electric meters.

Dining/Living Area

Slate tile floor, bay to front with raised windows, French doors to rear garden.

FIRST FLOOR LANDING

Circular window to rear, fitted cupboard, stairs to second floor.

Bedroom

3.26 m x 3.06m (10'8" m x 10'0")
Curved bay window to front.

Bedroom

2.90m x 2.66m (9'6" x 8'8")
Dual aspect with windows to side and rear.

Bathroom

Fully tiled with quartz tiled floor, panel enclosed bath with mains shower over, shower screen, wash hand basin with mixer tap, low level wc, heated towel rail, window to front.

SECOND FLOOR LANDING

Circular window to rear.

Master Bedroom

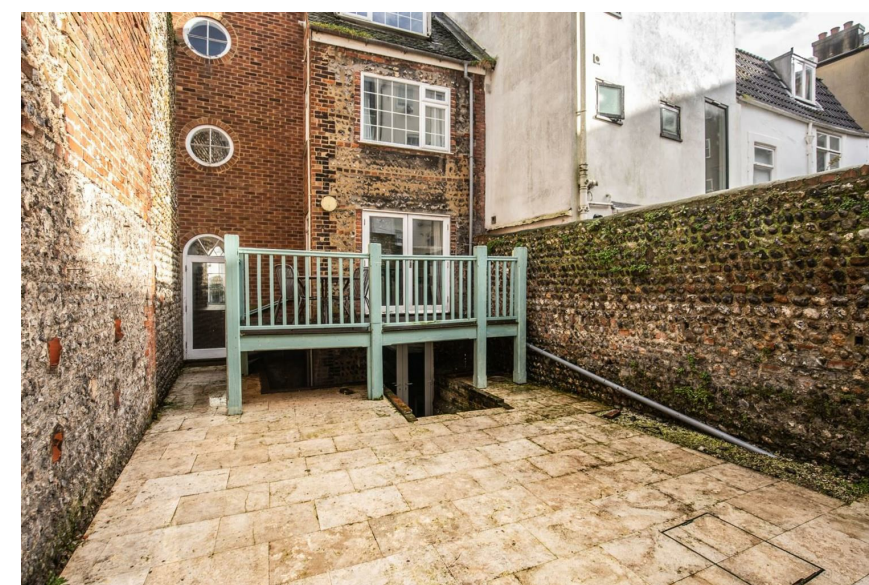
4.96m x 3.38m (16'3" x 11'1")
Dual aspect with windows to front and rear, built-in wardrobe.

En-Suite Shower

Fully tiled with window to front. Curved shower enclosure with sliding door and mains shower, wash hand basin with mixer tap, low-level WC and heated towel rail.

West-Facing Garden

Generously sized decked sun terrace with steps leading down to large paved patio with flint walled boundaries.



- Attractive Period Property
- Newly Refreshed Interior
- Arranged Over Four Levels
- Three Bedrooms (Master with En-Suite)
- Generously Sized Living Spaces on Two Levels
- Large West-Facing Garden
- Central & Convenient Location
- Situated in a Quiet 'No Through Road'
- Close to the Royal Pavilion
- Moments from Everything the City has to Offer

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band: **D**