

St Martins Place, Brighton, BN2 3LE

Approximate Gross Internal Area = 92.0 sq m / 990 sq ft



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



Total Area Approx 990.00 sq ft

5 St. Martins Place, Brighton, BN2 3LE

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Offers In The Region Of £475,000
Freehold



5St. Martins Place Brighton BN2 3LE

Approach
Obscure double-glazed panelled door with double-glazed window.

Entrance Hall
Stairs ascend to first floor landing, covered radiator and timber panelled door.

Open-Plan Kitchen/Dining/Living Room:
6.35m x 4.10m (20'9" x 13'5")

Kitchen/Dining Area
Double-glazed French doors with window over, opening onto rear garden. Modern re-fitted Magnet kitchen comprising a range of matching wall and base units to include an integrated dishwasher, integrated fridge and counter-mounted roller-shutter-fronted unit. Low profile marble-effect work surfaces extend to include a one-and-a-half bowl stainless steel under-mounted sink with mixer tap and four-ring induction hob with electric oven under and extractor over. Further cabinets under stairs alongside space and plumbing for tall standing fridge freezer. Built-in service cupboards housing electric consumer unit and meters, high-level shelving, contemporary column-style radiator and antique oak wood-effect LVT.

Lounge Area
Double-glazed bay window to front with fitted plantation shutters, wall-mounted contemporary column-style radiator and antique oak-effect LVT (luxury vinyl tile) flooring.

Cloakroom
Double-glazed window to side, low-level WC and butler-style sink with mixer tap set onto butcher's block, heated towel rail, high-level shelving, part metro-tiled surround and vinyl floor.

First Floor Landing
Double-glazed window to rear, stairs to second floor landing, built-in storage cupboard with light, further built-in cupboard with light (1.70m x 1.54m) which is currently used as an office area.

Family Bathroom
Double-glazed window to rear with heated towel rail under, three-piece white bathroom suite comprising panel-enclosed bath with thermostat shower over and mixer tap, low-level WC and circular wash hand basin with mixer tap set into storage unit. Timber panelling to dado level, built-in utility cupboard offering space and plumbing for washing machine and tumble dryer alongside two wall-mounted heaters for airing of clothes, and further built-in cupboard housing air source boiler.

Bedroom
3.61m x 2.67m (11'10" x 8'9")
Double-glazed bay window to front with radiator under, cupboard and wall-mounted shelving into alcove.

Second Floor Landing
Double-glazed window to rear, wall-mounted shelving and hatch offering access into part-boarded and insulated loft space with light.

Bedroom
4.41m x 3.65m (14'5" x 11'11")
Double-glazed bay window to front with radiator under, built-in wardrobe and shelving into alcove, alongside wall-to-wall built-in double wardrobe and drawers.

Bedroom
3.39m x 2.76m (11'1" x 9'0")
Double-glazed window to rear with column-style radiator under.

Garden
Wall and trellis enclosed, laid to paving with raised corner planter, heat exchange extractor.



An attractive three double bedroom bay-fronted Victorian townhouse which spans an impressive three floors and enjoys a central location, tucked away from Lewes Road, with ease of access to all the local amenities, excellent transport links and Brighton's vibrant city centre. Our considerate vendors have entirely refurbished the property and this wonderful family home now boasts a stylish and well thought through interior. The ground floor is now dual-aspect and completely open-plan with lounge and dining areas, alongside a beautifully refitted kitchen with integrated appliances and a really handy separate cloakroom. To the first floor there is a well-equipped family bathroom with built-in utility cupboard offering space and plumbing for a washing machine and tumble dryer, alongside a bedroom and two large cupboards which could be incorporated to the bedroom to create a step-in closet. There are two further bedrooms to the second floor, and the property's entire front facade has been insulated in support of the newly fitted air source heat pump central heating and hot water system.

- Convenient Location
- Close to The Level
- Bay-Fronted Victorian Townhouse
- Open-Plan Living Space
- Entirely Renovated & Beautifully Presented
- Three Bedrooms
- Bathroom & Ground Floor Cloakroom
- Enclosed Rear Garden
- Air Source Heat Pump System
- Insulated Front Facade

Council Tax
Band: **C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(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		

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

JohnHilton