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## 23 Temple Street

Brighton, BN1 3BH

£725,000

A beautifully presented, three storey, Victorian home with a west facing patio in the heart of the City close to the seafront and walking distance to Brighton station. Offered for sale with no onward chain. Internal viewing highly recommended.

Temple Street can be found running between Montpelier Place and Western Road with Brighton seafront a very short stroll away. The City Centre itself is in extremely close proximity with the famous North Laine district with numerous bars, restaurants, boutiques and other entertainments within walking distance as well as the Churchill Square Shopping Mall. Brighton Station is a short stroll away in Queens Road providing North bound links to London The City, as well as East and Westbound connections.

From the entrance hall oak floors flow throughout the downstairs leading to the modern kitchen with integrated appliances that include dishwasher and washing machine at the back of the house. The kitchen is open plan to the living/dining room with double doors out to the patio area. On the half landing is a separate WC and a third bedroom with further stairs leading to a double bedroom at the front with double doors leading out to an ornate balustraded balcony. On the next floor is a small study and newly fitted spacious bathroom/WC with further stairs up to a double bedroom. Council tax band E.

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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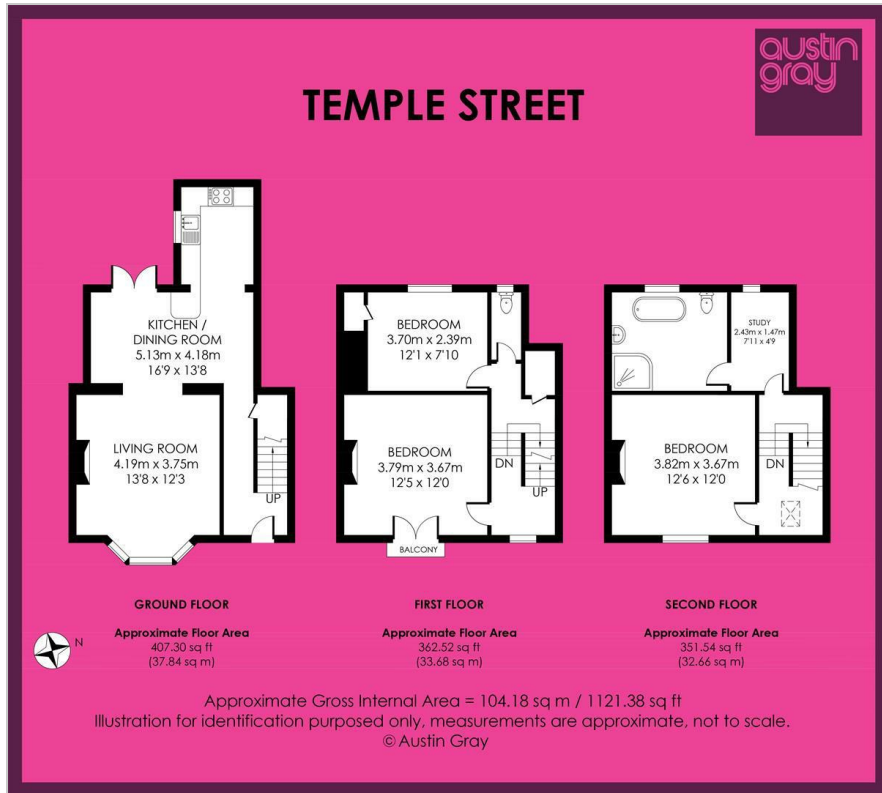
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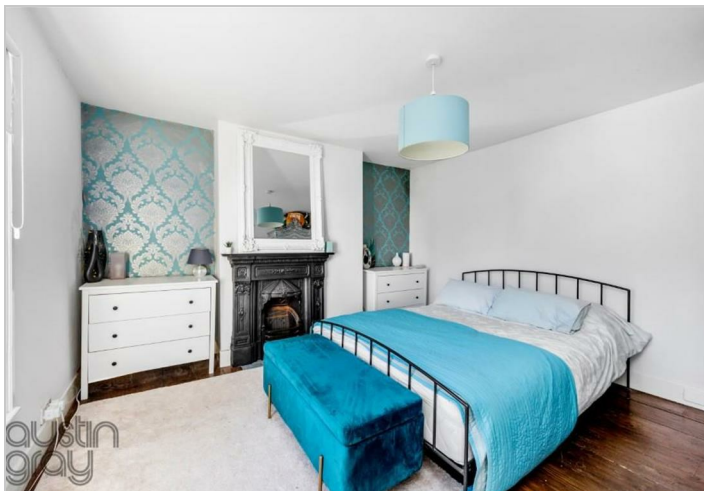
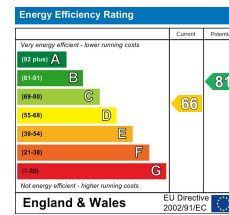
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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