



## 14 Brigden Street

Brighton, BN1 5DP

Price £750,000

A well-presented, four storey, family home in a popular area close to the Seven Dials and Brighton Station with a south facing garden and garden room.

Brigden Street is located off Stanford Road and is within a few minutes' walk of the popular Seven Dials with its bars, delis, restaurants and other entertainments. Both Brighton & Hove mainline stations are within easy access providing north-bound commuter links with London/the city. The city centre, Churchill Square shopping mall and the cosmopolitan North Laine are all easily accessible as is the seafront and promenade. Local schools catering for all ages are well represented within the local area, including Stanford Infant and Junior school.

On the ground floor there is a living room to the front with a bay fronted window and family bathroom/WC to the rear. Stairs lead to the garden floor to a bright and airy open plan kitchen/dining/family room. The kitchen has ample cupboard and drawer storage and the living area has a fireplace with fitted log burner and French doors leading out to the pretty south facing garden that has a large garden room/home office at the end with electric heating and W.C. On the first floor there are two double bedrooms and a converted attic space now provides a spacious dual aspect bedroom and with en-suite facilities with solar panels on the roof.

- Well presented family home
- Three double bedrooms
- Two bathrooms
- Two reception rooms
- Lovely open plan kitchen/dining /living area leading out to SOUTH FACING garden
- Garden room
- Short walk to Brighton mainline station
- Internal viewing recommended
- Solar heating
- Council tax band C

### 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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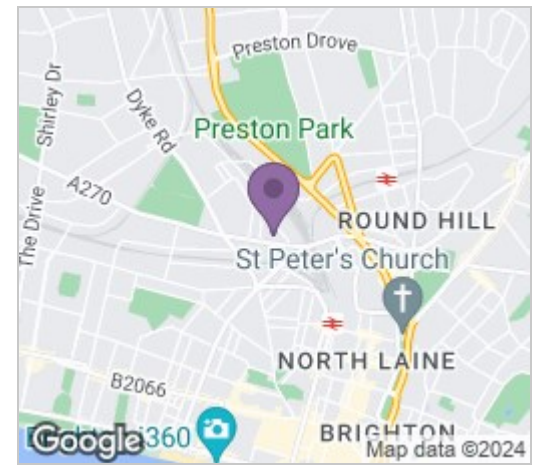
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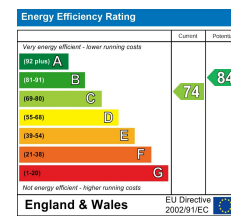
## Floor Plan



## Area Map



## Energy Efficiency Graph



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