

## 1b Powis Grove

Brighton, BN1 3HF

Guide price £1,100,000 - £1,200,000

A three bedroom, three bathroom, refurbished house in the heart of the Clifton conservation district of Brighton ideally located for Brighton mainline station, town centre and seafront.

**Guide Price £1,100,000**

# Tb Powis Grove

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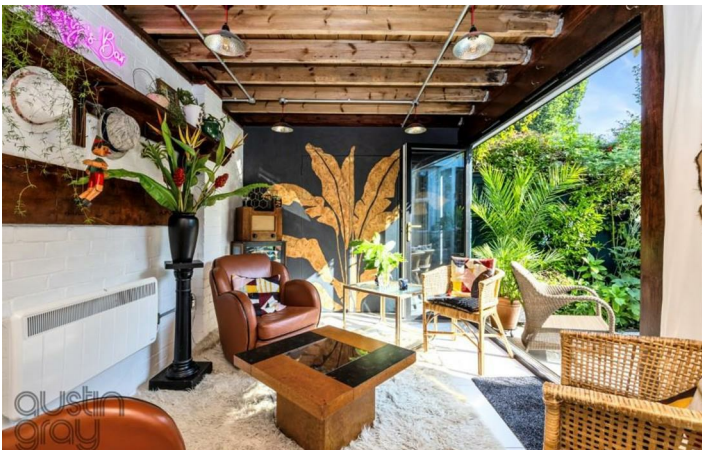
Powis Grove lies adjacent to Dyke Road and Powis Square and is within a short distance of the cosmopolitan North Laine district, the bustling city centre, seafront and promenade. The popular Seven Dials with an array of bars, delis, cafes, restaurants and other entertainment facilities is also situated close by. Brighton mainline station is located nearby in Queens Road providing northbound commuter links with London/the city.

Through a pretty front garden a path leads to the front door that opens into the entrance hall. You are immediately greeted with a beautifully curated home that has a spacious sitting room overlooking the front and a cloakroom tucked under the stairs and a fabulous open plan kitchen/dining/family room with French doors out to the patio garden which has been planted with care and knowledge to create a green and private space. The kitchen has ample cupboard and drawer storage and an island and space for dining table and sofa, making it a perfect place to be sociable with friends. Leading from the kitchen to an inner area with doors out to an enclosed courtyard having a botanical feel and the converted garage which now offers a garden room with bi fold doors out to the patio garden. On the first floor are two double bedrooms, the main one at the front has en-suite facilities and the rear bedroom overlooks the garden with a shower room and cloakroom next door. On the second floor is the third bedroom with an en-suite shower room and WC.

This is an individual house that is perfectly located for city living and spacious enough for todays modern family which should be viewed to appreciate its style and internal space.



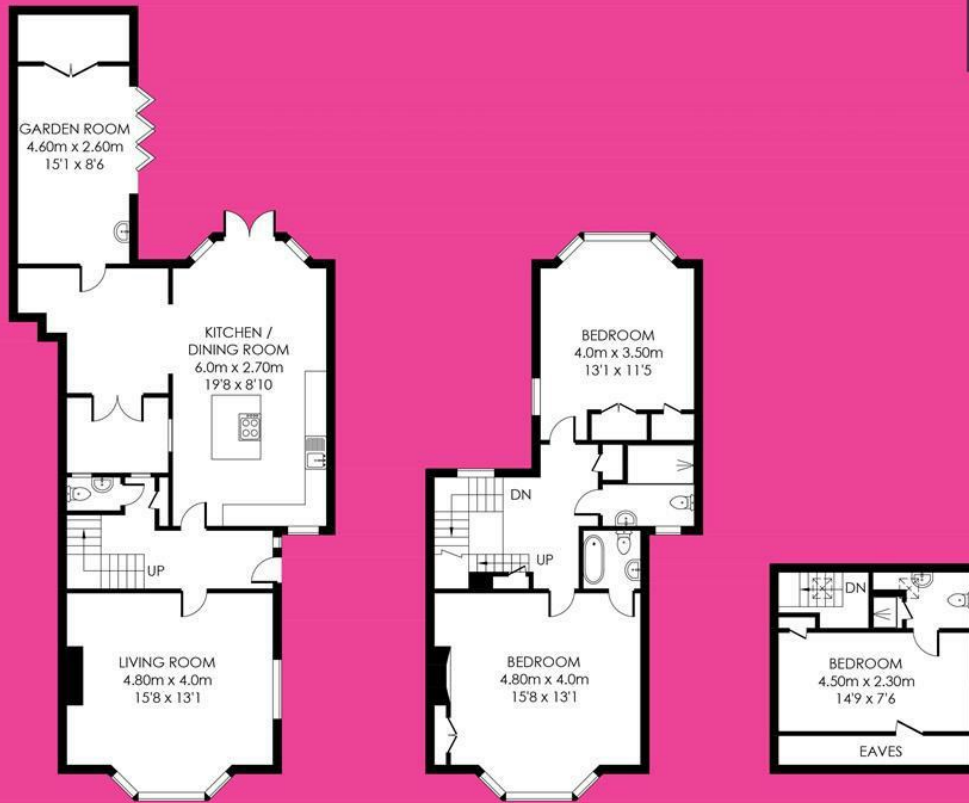






# Floor Plan

## POWIS GROVE



**GROUND FLOOR**  
Approximate Floor Area  
887.48 sq ft  
(82.45 sq m)

**FIRST FLOOR**  
Approximate Floor Area  
578.23 sq ft  
(53.72 sq m)

**SECOND FLOOR**  
Approximate Floor Area  
217.10 sq ft  
(20.17 sq m)

Approximate Gross Internal Area = 156.34 sq m / 1682.83 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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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.

**Council Tax  
Band: F**

Energy Efficiency Rating		Current	Potential
102-150	A		
81-101	B		
62-80	C		
45-61	D		
29-44	E	44	
13-28	F		
1-12	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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