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## 1 Little East Street

Brighton, BN1 1HT

### Offers In Excess Of £500,000

A pretty Freehold house that spans three floors linked by oak stairs with tiled risers that offers a variety of uses as it has two separate street entrances. It is situated in the heart of Brighton town centre / The Lanes and is within a moments' walk of Brighton's pebbled beach.

Make this stunning home your own as a single residence with two en-suite bedrooms divided by a well-appointed open plan lounge and kitchen on the first floor, or maybe a one-bedroom apartment with its own street entrance arranged over the top two floors with a ground floor studio room with en-suite with its own street entrance (snpp that maybe required) Either way, this is a great opportunity to own a freehold house in the centre of the City centre, whether as your own home, a holiday home or investment.

Currently the ground floor has a reception room or bedroom with an adjoining wet room / W.C. and a further door leading through to an entrance vestibule with a second front door to the side and a separate external storeroom / boiler house outside that is ideal for storing bikes etc.

On the first floor is an open plan lounge that has a built in 'L' shaped sofa creating two additional single beds, with linen storage under and the kitchen has marble surfaces, integrated appliances, a washing machine and fridge.

On the second floor is a bedroom with a built-in double bed with storage under, feature brick wall and fitted shelving, whilst sitting beneath an opaque window is a feature freestanding bath. Additionally, there is a separate modern white showroom/WC.

- Ideal Home, Investment or Holiday Home
- Arranged Over 3 Floors with 2 Separate Entrances
- Ground Floor : Bedroom / Reception Room
- Wet Room / W.C.
- First Floor : Open Plan L Shaped Lounge / Kitchen
- Second Floor : Bedroom With Oval Bath
- Shower Room / W.C.
- Freehold House
- City Centre Living. Council Tax Band C
- NO CHAIN. Sole Agents.

### 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.





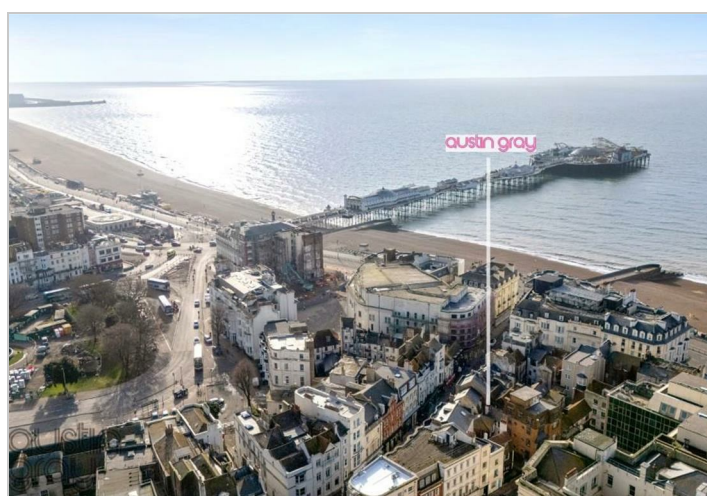
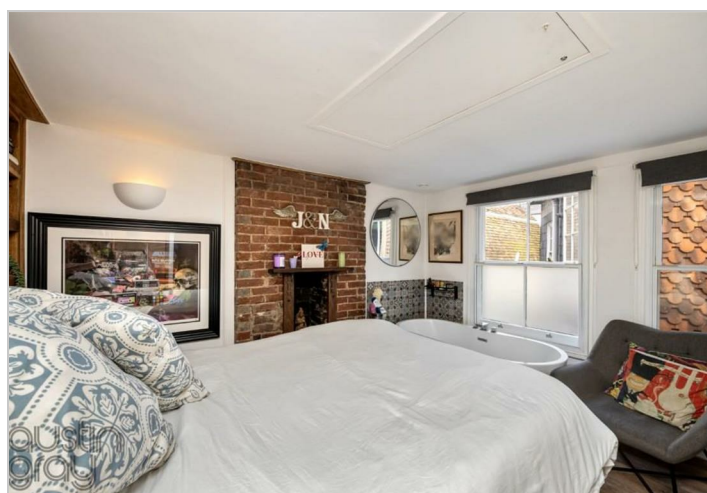
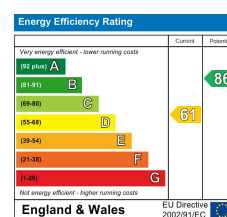
## Floor Plan



## 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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