



FOSTER
& CO.

Blenheim Place

Brighton, BN1 4AE

Guide price £785,000

Ground Floor:

Enter through the entrance hall into a bright and spacious 22ft dual-aspect sitting room, featuring a curved bay window, original wood flooring, and a feature fireplace. Double doors lead out to the patio garden. Adjacent is the utility room/kitchen area with access to the patio garden and a spacious family bathroom complete with a linen cupboard and plumbing for a washing machine.

First Floor:

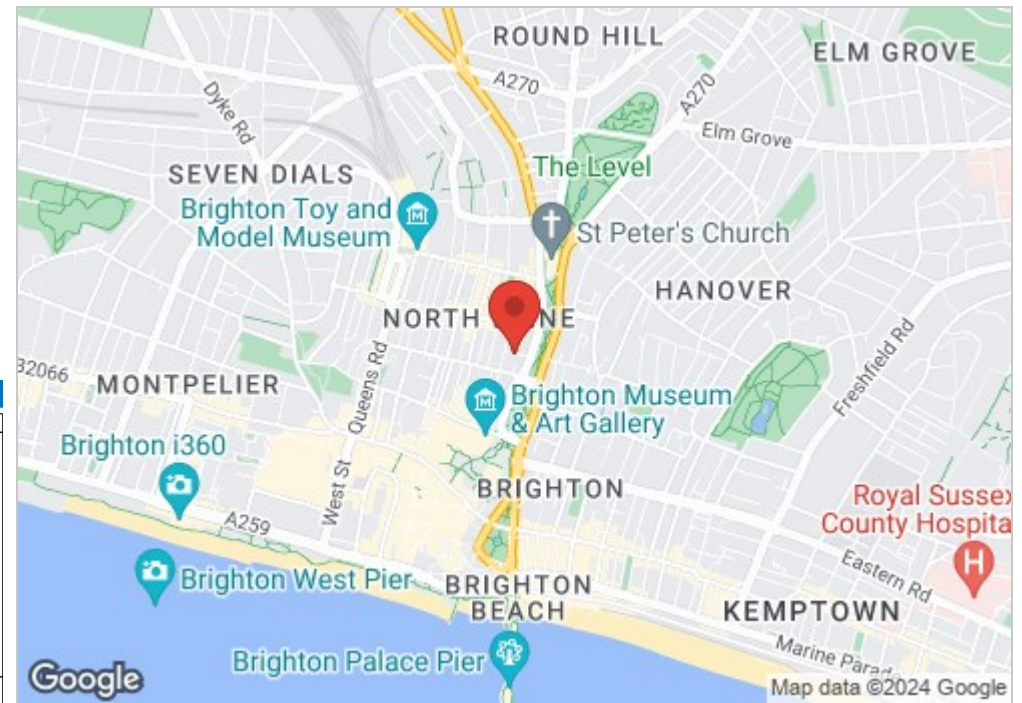
The first floor boasts a full-width master bedroom with a front-facing window that floods the room with natural light and includes fitted wardrobes. The second bedroom is a generous double room with a rear window and loft access. From the half landing, glazed door open to a sunny 19ft roof terrace, perfect for alfresco dining and relaxation.

Lower Ground Floor:

The versatile lower ground floor includes a charming bedroom area with a feature fireplace and front window, an open-plan living area that seamlessly connects to the kitchen with solid wood countertops and white units. A glass skylight floods the area with natural light, and a door leads to a small lightwell area. This floor also features a newly fitted luxury shower room. With a private front entrance, this space is ideal as a separate apartment or an Airbnb rental, offering additional income potential.

Location:

The North Laine conservation area offers a fantastic mix of cafes, boutiques, restaurants, shops, bars, pubs, and entertainment facilities. Key attractions include Brighton Komedia (0.2 miles), Brighton Dome (0.2 miles), and The Royal Pavilion (0.2 miles). High street shopping and Churchill Square Shopping Centre (0.5 miles), Brighton Seafront & Palace Pier (0.5 miles), and Brighton Mainline Railway Station (0.4 miles) are all nearby. Sainsbury's Supermarket (0.4 miles) and numerous bus routes, as well as the A23 & A27, provide easy access around Brighton & Hove and into London.

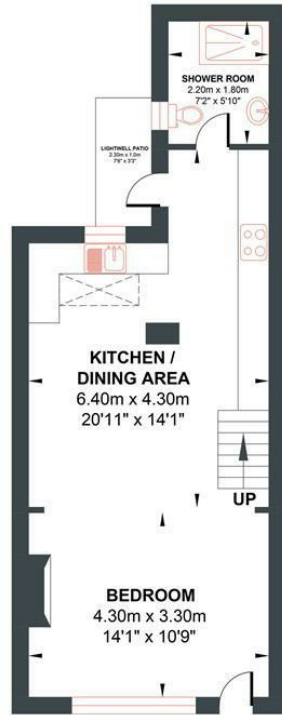
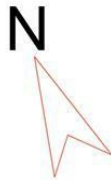


- Three Bedrooms
- Sunny First Floor Roof Terrace
- Self Contained Apartment With Private Entrance
- Modern Kitchen
- 22 Ft Lounge
- Arranged Over Three Floors
- Rear Patio Garden
- Bathroom & Shower Room
- Short Walk To Shops & Beach
- Gas Central Heating

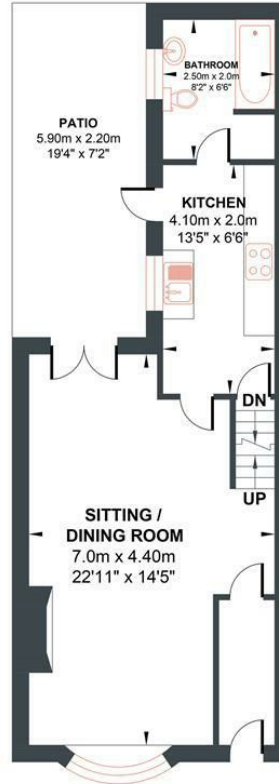
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

BLENHEIM PLACE

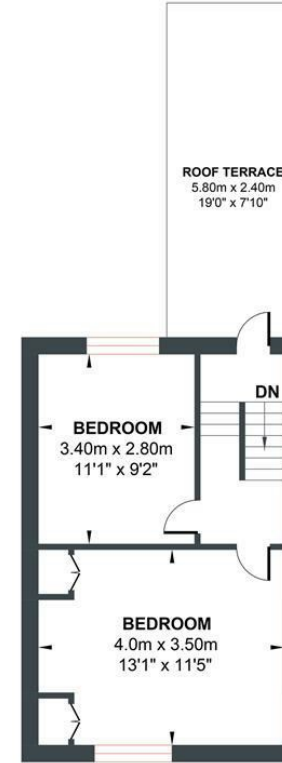
Approximate Gross Internal Area = 119.0 sq m / 1280.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



LOWER GROUND FLOOR
Approximate Floor Area
453.16 sq ft
(42.10 sq m)



GROUND FLOOR
Approximate Floor Area
460.48 sq ft
(42.78 sq m)



FIRST FLOOR
Approximate Floor Area
367.26 sq ft
(34.12 sq m)



