

Broad Street

Brighton

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About the property

A truly unique, period townhouse set over six floors situated in a prime position within the heart of Brighton's vibrant Kemptown.

Thoughtfully renovated and refurbished throughout, the property benefits from a wealth of living options with accommodation arranged as a four bedroom maisonette with two one bedroom apartments. The apartments can be separated from the main maisonette allowing independent access via a separate staircase, ideal for a rental income if desired.

The ground floor finds the main living space of the maisonette with an extra large and impressive open living space which integrates a living area and expansive kitchen diner, ideal for social situations. A useful utility area and W/C are found to the rear with access to the peaceful rear garden terrace.

A feature staircase leads up to the first floor where the first bedroom with its bay window overlooks the front. A grand and luxurious bathroom is found to the rear with extra large proportions and featuring bath, large shower area and separate Steam Room. The second floor finds a second reception area currently used as an entertainment room, with another shower room. An additional bedroom is found to the front.

Continuing up, two independent apartments are found, one on each floor. Each apartment is self contained with separate kitchen and living area, bedroom and good sized shower rooms.

Full of character and charm the property is located in a highly desirable location with the seafront right at the end of the street, a few doors away. All the features and amenities of St.James Street with its cafes, restaurants and independent shops are moments away. All of central Brighton is accessible on foot with Brighton train station a short walk away.

A rare opportunity to purchase a stand out and individual property within the heart of Brighton.

Broad Street Brighton

£1,000,000



5

BEDROOM

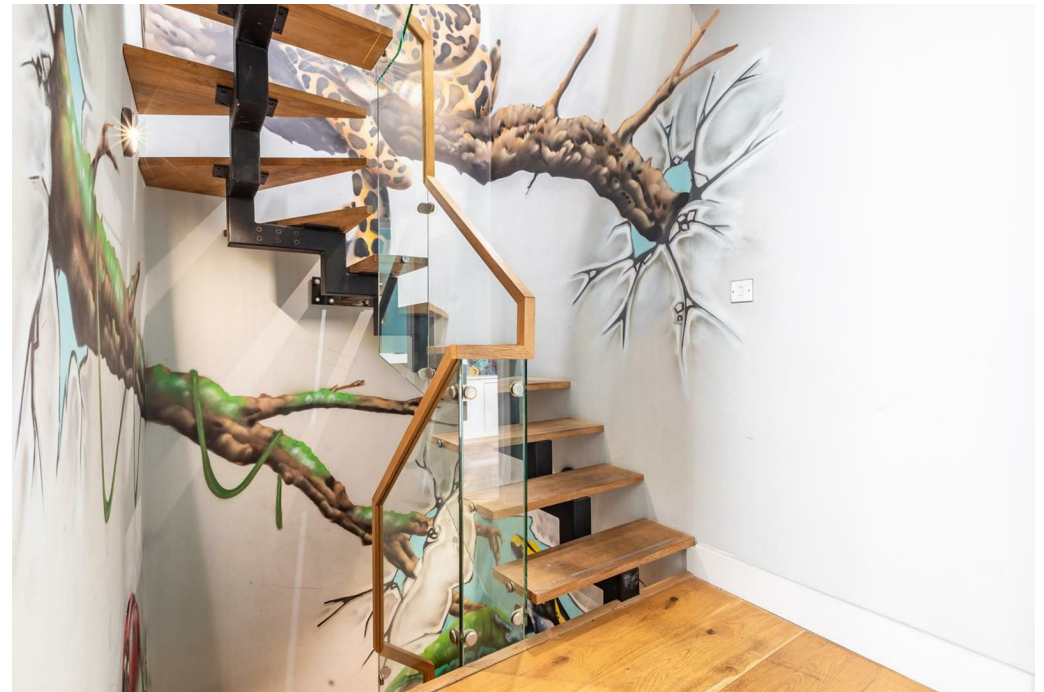
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RECEPTION

4

BATHROOM

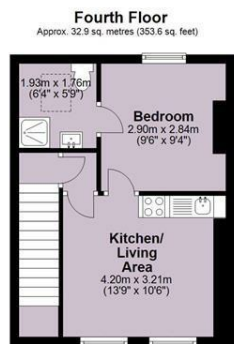
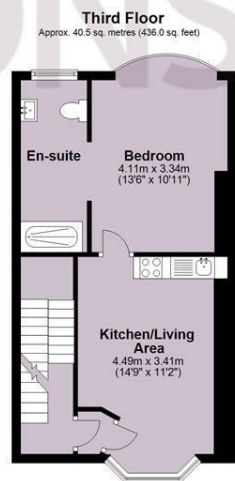
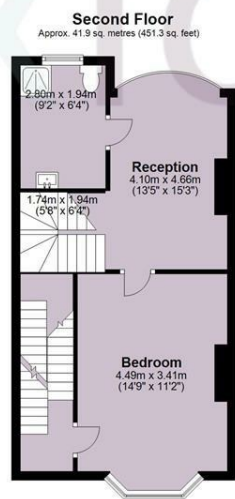
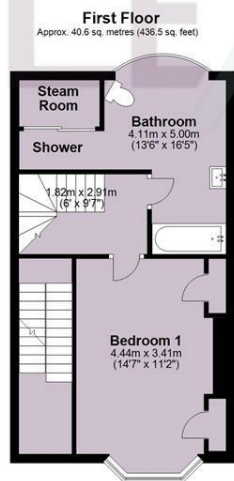
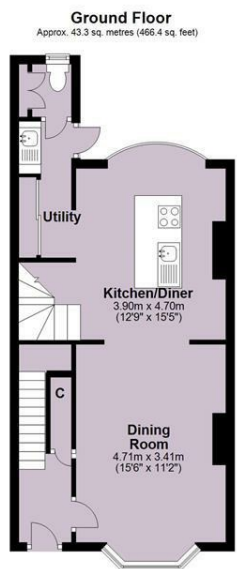
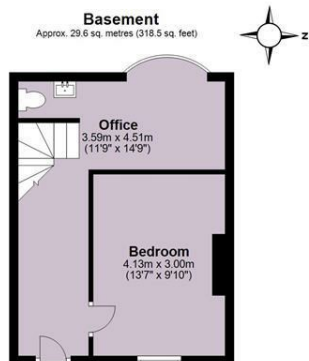








SCAN HERE TO OFFER ON THIS PROPERTY



Total area: approx. 228.8 sq. metres (2462.3 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 66 | 73 |
| England & Wales | | EU Directive 2002/91/EC | |

LEXTONS

Call our sales team to arrange a viewing appointment:

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