

# Norfolk Street

## Brighton

**LEX**TONS /  
SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



## Norfolk Street Brighton



4

BEDROOM

1

RECEPTION

2

BATHROOM

## About the property

Guide Price £750,000 - £800,000

Just moments from Hove seafront, this distinctive four-bedroom townhouse offers a rare combination of space, character, and thoughtful design. Set back from the bustle yet close to both central Brighton and Hove, the house is beautifully presented, with a layout that maximizes natural light and creates a seamless flow between indoor and outdoor spaces.

The kitchen is designed for both practicality and socializing, featuring a breakfast bar, ample surface space, and a large range cooker. A separate utility area and WC ensure everything has its place. A courtyard atrium acts as a light well drawing in daylight and providing an additional outdoor space alongside the generous roof terrace at the rear.

The main living area is open and adaptable, offering a welcoming space for everyday life and entertaining. On the lower level, a spacious bedroom with a dressing area and ensuite opens directly onto a private courtyard, creating a quiet, self-contained retreat.

Upstairs, three further bedrooms and a well-appointed family bathroom are arranged over two floors. The top-floor bedroom benefits from sea views, a reminder of the home's prime position near the coast. The rear roof terrace provides a secluded outdoor space, ideal for relaxing or entertaining.

This is a home that balances privacy with connection—close enough to enjoy everything Brighton and Hove have to offer, yet tucked away in a peaceful setting just steps from the shoreline.











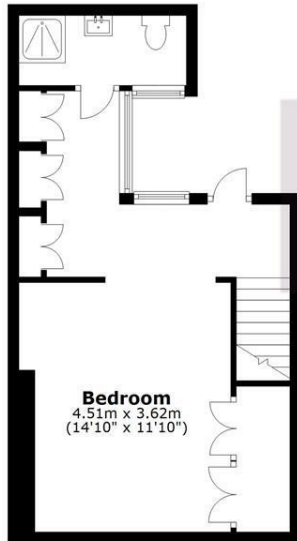


SCAN HERE TO OFFER ON THIS PROPERTY



#### Basement

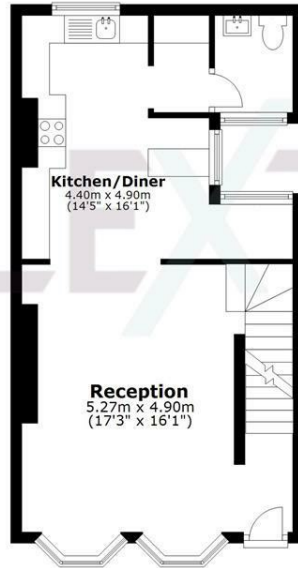
Approx. 36.8 sq. metres (395.9 sq. feet)



**Bedroom**  
4.51m x 3.62m  
(14'10" x 11'10")

#### Ground Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



**Kitchen/Diner**  
4.40m x 4.90m  
(14'5" x 16'1")

**Reception**  
5.27m x 4.90m  
(17'3" x 16'1")

#### First Floor

Approx. 23.9 sq. metres (256.7 sq. feet)

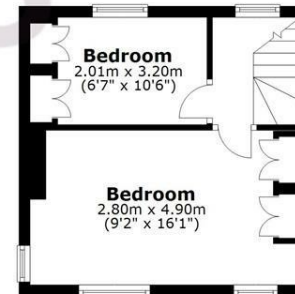


**Bedroom**  
5.33m x 2.85m  
(17'6" x 9'4")

**Bathroom**

#### Second Floor

Approx. 23.7 sq. metres (255.3 sq. feet)



**Bedroom**  
2.01m x 3.20m  
(6'7" x 10'6")

**Bedroom**  
2.80m x 4.90m  
(9'2" x 16'1")

Total area: approx. 127.9 sq. metres (1376.6 sq. feet)

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>61</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	