





32 Eaton Place

Brighton, BN2 1EG

Asking price £1,000,000

Discover this stunning four/five-bedroom Victorian home, perfectly situated in the desirable Eaton Place, Brighton. This charming property is within walking distance of Sussex County Hospital, the picturesque seafront, and highly regarded schools such as Brighton College.

The living space is thoughtfully arranged across three floors, with the added benefit of a basement utility room. On the ground floor, there is a stunning Mark Wilkinson kitchen that flows through to the living room that provides a welcoming space for family gatherings. To the rear, a versatile study opens directly onto a private patio garden—perfect for alfresco dining or quiet relaxation.

The first floor offers a flexible layout with a front-facing living room that can also serve as an additional bedroom if needed. This floor also features a comfortable double bedroom, a separate family bathroom, and an additional WC for convenience.

The second floor comprises three further bedrooms, including a generously sized master bedroom with an en-suite shower room. Each room maintains a sense of character, with original features such as intricate cornicing, ornate ceiling roses, and classic wooden flooring preserved throughout the property.

Modern touches blend seamlessly with the home's period charm, with a stylish bathroom featuring a luxurious roll-top bath & elegant tiles. The contemporary kitchen is equipped with sleek, neutral cabinetry, marble worktops, and high quality appliances.

The sellers have the unique benefit of owning the freehold to the building, providing added security & flexibility for the new owners.

The property's prime location provides easy access to St James Street's vibrant selection of shops, cafes, bars, and restaurants. Nearby attractions also include Soho House, Brighton Marina, Churchill Square shopping centre & the iconic Brighton Laines.

This elegant Victorian home offers the perfect balance of timeless character & modern comfort in a highly sought-after location.

