



**3 Bed
House
located in**

 **MyHausProperty**
Sales & Lettings

18 Rochester Street
Brighton
BN2 0EJ



Price Guide £425,000

Spread across three light-filled floors, this characterful three-bedroom house on ever-popular Rochester Street is brimming with potential. Each level offers generous proportions, from the welcoming reception room to the well-sized bedrooms creating a versatile backdrop for modern family life, home working or relaxed entertaining.

While the property is ready for a fresh chapter and some updating, it offers a rock-solid foundation and sits within a genuinely warm and friendly neighbourhood. Think of it as your blank canvas: the chance to design a home that reflects your own style, tastes and way of living.

One of the home's standout features is its tranquil, almost tropical south facing garden. Mature planting, including striking banana plants, creates a lush green retreat right in the heart of the city – perfect for slow weekend breakfasts, evening drinks or simply unwinding after a busy day.

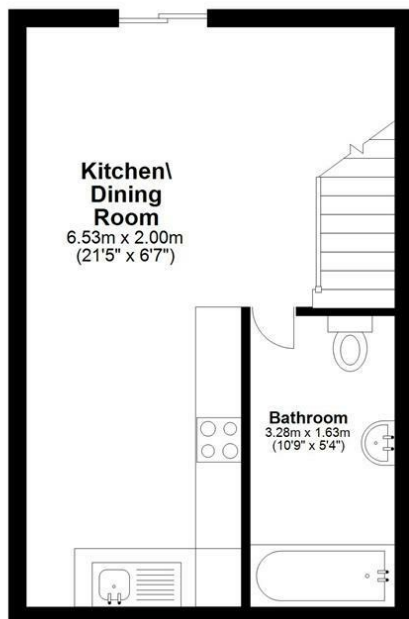
Step outside and you're just a short walk from Brighton's famous seafront, vibrant café culture and eclectic mix of shops, galleries and green spaces. This is a location where community spirit meets city energy, creating a lifestyle that's as colourful as it is convenient.

Whether you're a first-time buyer with a vision or an investor looking for your next project, this three-storey home is a rare opportunity to create something truly special in one of Brighton's most sought-after areas.



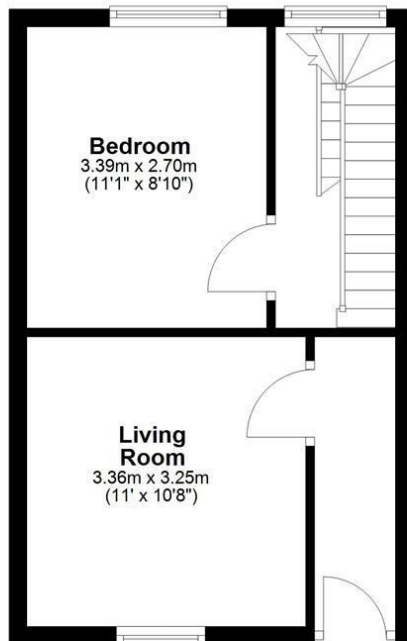
Lower Ground Floor

Approx. 27.1 sq. metres (291.6 sq. feet)



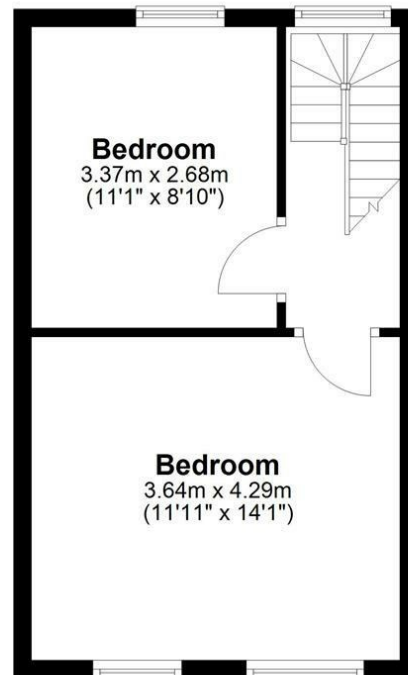
Ground Floor

Approx. 28.7 sq. metres (308.9 sq. feet)



Second Floor

Approx. 29.8 sq. metres (320.3 sq. feet)



Total area: approx. 85.5 sq. metres (920.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

DIRECTIONS

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