



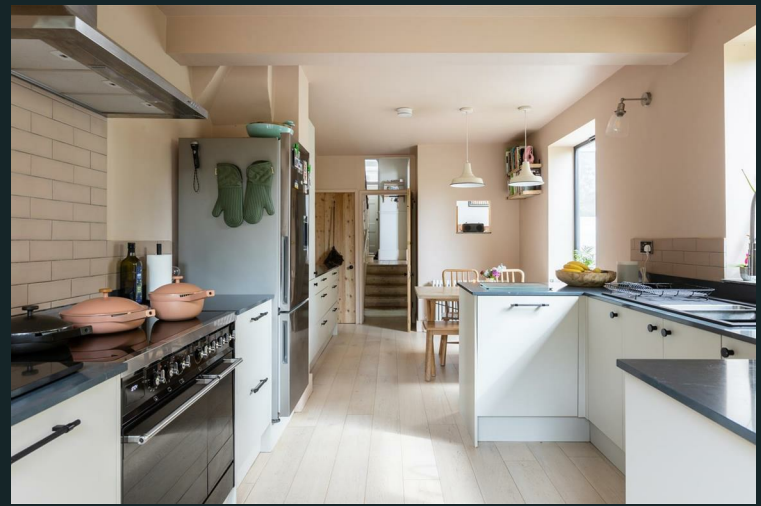
Highdown Road, Hove

Guide price £1,000,000 - £1,100,000



Property highlights

- Situated in the sought-after Seven Dials area of Brighton
- Accommodation spread over three floors
- Beautifully renovated from top to bottom in the past eighteen months
- Stunning kitchen with state-of-the-art appliances
- Courtyard garden with a large shed, and gated side access from the street
- Log burners in both reception rooms
- Feature fireplaces in three bedrooms
- Two beautifully designed bathrooms, both with underfloor heating
- Large loft space with potential to convert into additional rooms (subject to planning)
- Ample storage space throughout



Guide price £1,000,000 – £1,100,000. This stunning semi-detached home is situated in the sought-after Seven Dials area of Brighton & Hove and has been completely renovated to an extremely high standard in the past eighteen months. Boasting four double bedrooms, two bathrooms, two reception rooms, and a courtyard garden it has ample space for a family to enjoy.

The Property

A white picket fence and black and white chequered flooring greet you as you approach this well-presented semi-detached home in Seven Dials. Painted from top to bottom in Farrow & Ball colours and fitted with smart lights and USB plug sockets, this family home seamlessly blends style with practicality.

You enter through the dark grey front door into a spacious hallway, off which is the kitchen and two reception rooms. At the front of the house, with a large bay window, is the more 'formal' living room. Painted in a deep blue with striped-back wooden flooring, and a log-burning stove, it offers a cosy environment to spend an evening together. The second reception room is a bright open-plan space off the hallway with built-in shelving and another log burner. It provides the perfect space for an afternoon spent reading, or for working from home.

Venture down a few steps into the dual-aspect kitchen which is bathed in natural light. Brand-new windows and doors frame the outdoor greenery and make this a welcoming space to cook and relax in. Modern sandstone coloured kitchen cupboards contrast with dark worktops and are complemented by pink clay tiles and Farrow & Ball 'Setting Plaster' paint on the walls. State-of-the-art appliances and fixtures fill the kitchen, including a Smeg stove and induction hob, Fisher & Paykel fridge/freezer with cold water dispenser, and Franke sink with multi-function tap. There's an area dedicated to utilities, practically situated by the double doors leading to the garden. In the garden, you'll find mature plant beds, a large shed, a wood store, and a gate leading down the side of the house to the street.

On the first floor are three good-sized bedrooms, and a family bathroom. The principal bedroom is located at the front of the house and has a large bay window overlooking the street. Decorated in neutral colours with grey-painted wooden floors, this room provides a calm environment in which to relax and sleep. An ornate green fireplace surround speaks to the property's heritage and a built-in wardrobe provides practical storage space. A middle bedroom also has built-in storage, as well as shelving in the alcove. The bedroom at the back of the house has stained wooden flooring and a large window overlooking the garden. No expense has been spared in the immaculate family bathroom which features underfloor heating, textured white subway tiles, a large freestanding bath, and a Burlington sink with Lusso Stone taps.

Stairs lead to the second floor where you'll find the fourth bedroom and second bathroom with a shower and underfloor heating. Slightly secluded from the rest of the house, this top floor offers the perfect space for guests or a teenager seeking some independence.

This house comes with a very large loft space which provides an additional storage solution or could be extended (subject to planning permission).

This property is Freehold and the council tax band is E.

The Area

This property is positioned on a tree-lined residential street, just moments away from the bustling Seven Dials which is renowned for its diverse selection of locally owned bars, delis, cafes, and restaurants. Brighton city centre is less than a mile away, and the seafront with its pebbled beaches, infamous pier, and amenities can be reached on foot in approximately twenty-five minutes.

Transport Links

This property is located 0.7 miles from Brighton mainline station, making it highly convenient for London commuters. Brighton city centre is approximately 1 mile away and regular bus services run from the property into the centre of town and along the coast. For those with a car, there is on-street permit holder parking. The A27 with its links along the south coast and north towards London is under 2 miles away.

Schools

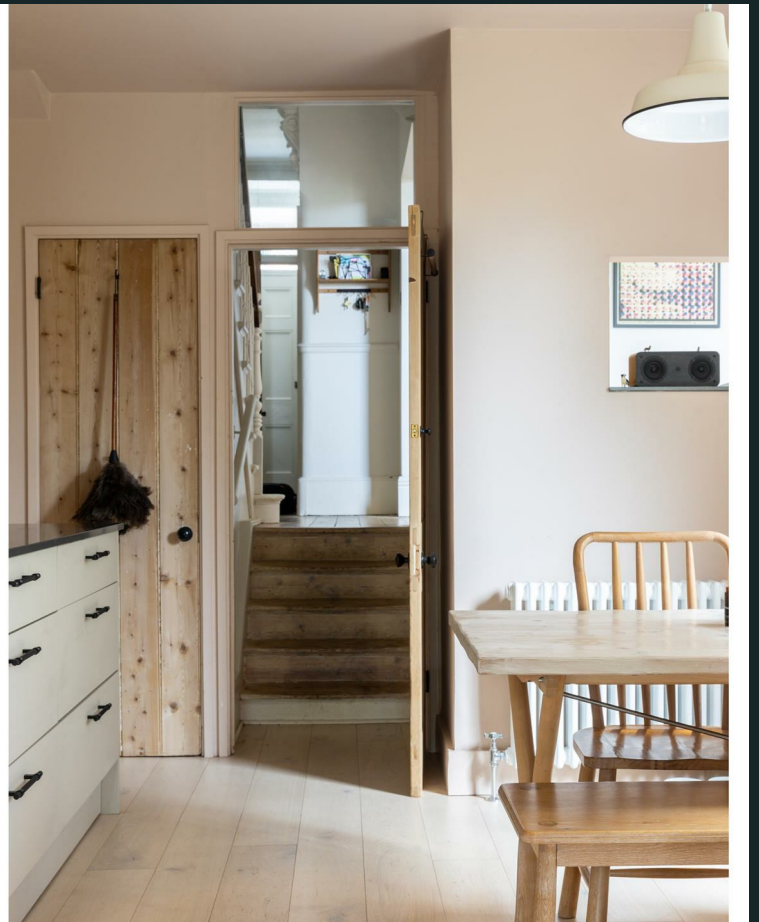
Brighton isn't short of good schools for children of all ages and Highdown Road is well-situated for easy access to a number of them. Brighton Girls Independent School is a twelve-minute walk away and Brighton College can be reached in ten minutes by car. Local state schools include St Mary Magdalen's Catholic Primary & Nursery School, St Paul's C of E School, Cardinal Newman Catholic School & Sixth Form, and BHASVIC College.

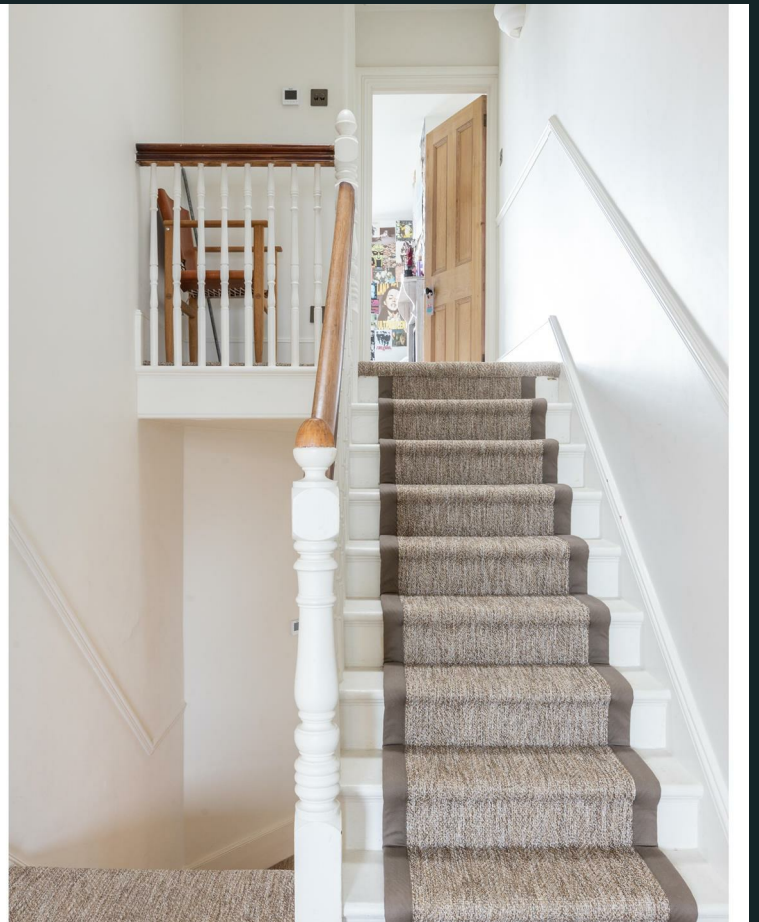
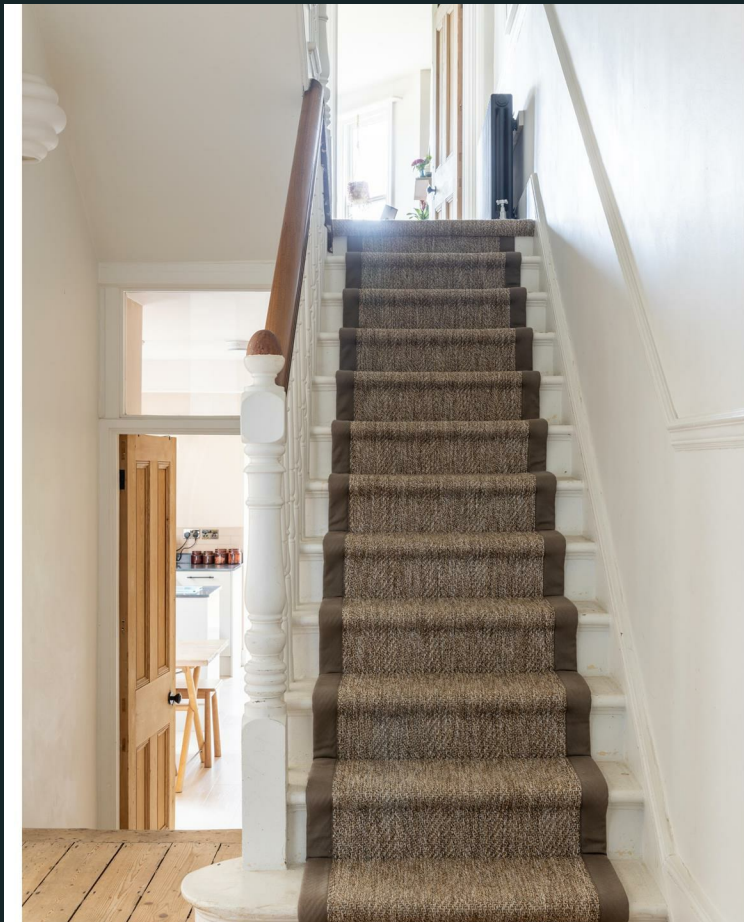
What We Think

"As soon as you walk through the front door of this property you know that a lot of care and love has gone into it. Completely renovated from top to bottom, it is an interior designer's dream."

Abi Radford, CMO & Co-Founder at Number Twenty Four

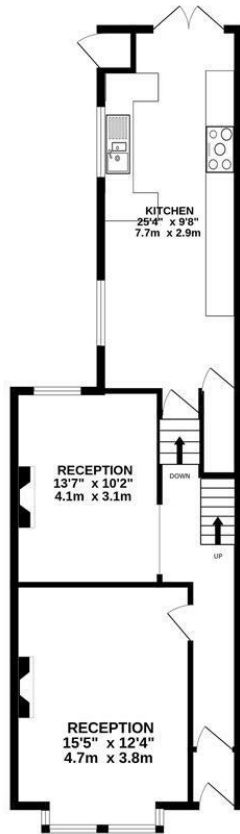








GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1636sq. ft. (152.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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