



St. Nicholas Road, Brighton

Guide price £800,000 - £825,000



Property highlights

- Central location, moments from Brighton station and the North Laine
- Beautifully renovated Victorian terraced home
- Flexible family living across five floors
- Dual-aspect ground floor reception room with period features
- Three double bedrooms, two with en-suites
- Principal bedroom with private balcony and sea views
- Sociable kitchen with ample cooking and storage space
- Private courtyard garden ideal for al-fresco dining
- Versatile lower ground floor floor with utility and space for family bathroom
- Potential to extend (subject to planning permission)

Guide price £800,000 – £825,000. Tucked away in the heart of Brighton, this three bedroom terraced Victorian house has been transformed into a versatile family home – just a stones throw from Brighton Station and the North Laine.

The property

Built in the early 1860s and one of the original houses on the street, this beautifully renovated three-bedroom terraced home blends period character with modern family living. Spread across five floors, it offers generous and flexible accommodation in the heart of the West Hill Conservation Area just moments from everything Brighton has to offer, including Brighton Station, just a five-minute walk away. Set on a quiet one-way street, it feels calm and tucked away despite its central location.

Step inside and you're welcomed by a hallway leading to a dual-aspect reception room that spans the length of the house. Once two rooms, it's now a bright, open-plan living space with high ceilings, period detailing, and a feature fireplace. There's room here for a comfortable sitting area and formal dining space - or equally, a reading nook, playroom, or home office.

A bespoke oak staircase leads down to the kitchen, designed with the seasoned cook in mind. A large central island provides plenty of prep space and doubles as a sociable hub where family and friends can gather. Deep green cabinetry runs through the room, concealing cleverly planned storage and integrated appliances including a dishwasher, twin fridge-freezers, stacked Neff ovens, microwave, and coffee machine. There's space for a dining table in front of the double doors that open to the courtyard garden - perfect for entertaining or relaxed family meals. A separate pantry and handy WC complete this level.

The garden itself is a private retreat in the heart of the city with a paved courtyard that's ideal for alfresco dining or a quiet morning coffee.

On the lower ground floor, you'll find a versatile space with heaps of potential. Currently used for storage and utility, it could easily be transformed and one room is already well-suited for conversion into a family bathroom.

Up on the first floor are two bedrooms, including a large double at the front with its own en-suite shower room and a fun mezzanine-style bed that is ideal for children's sleepovers.

The top floor is reserved for the principal suite. It is a calm and private space with sliding doors opening onto a balcony boasting panoramic views across Brighton's rooftops and out to sea. The bed has been cleverly raised so you can see the sea from the moment you wake up - a view that's just as magical at night with the city lights twinkling below. The en-suite features a bath with shower over, and there's a cleverly fitted wardrobe built into the landing.

The current owners have previously secured planning permission for a three-storey rear extension to create a family bathroom and home office. Please contact us if you'd like more information.

Additional property information

Property type: Terraced house

Tenure: Freehold

Council tax band: E

Parking: On-street permit parking in zone Y

The area

St Nicholas Road sits in a prime position in central Brighton, perfectly placed between the vibrant North Laine, the ever-popular Seven Dials, and the city's seafront. This is a neighbourhood full of character, where independent coffee shops, lively pubs, artisan bakeries, and boutiques are all just a short stroll away. Brighton's cultural landmarks such as the Royal Pavilion, Theatre Royal, and Dome are within easy reach, as are the pebbled beaches and seafront lawns.

Schools

Brighton offers an excellent choice of schools across all ages, and St Nicholas Road is particularly well placed for access to many of them. Brighton Girls Independent School is less than a ten-minute walk away, while Brighton College can be reached in around ten minutes by car. Local state options 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.

Transport links

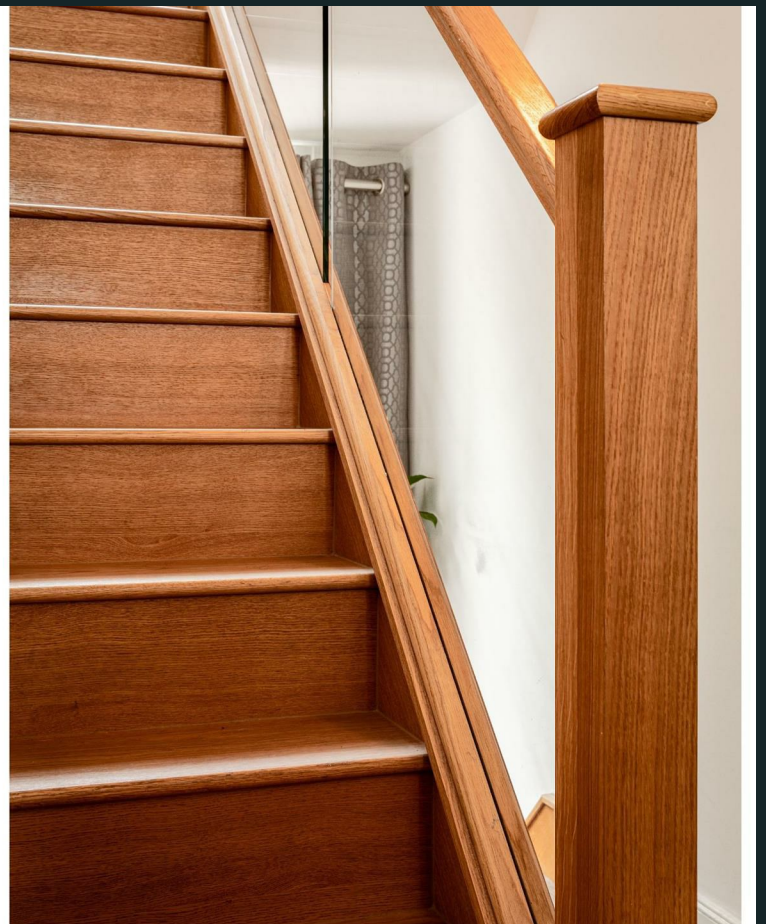
For commuters, Brighton mainline station is just 0.3 miles away, offering fast direct trains to London Bridge and Victoria in just over an hour, and Gatwick Airport in around 30 minutes. Excellent bus services run across the city and along the coast, while the A27 is less than 3 miles away for journeys further afield. On-street permit parking is available for residents.

Property disclaimer

All property details have been provided by the owners. While Number Twenty Four strives for accuracy, we cannot guarantee the completeness or correctness of this information. Buyers are advised to conduct their own due diligence before proceeding with a purchase.













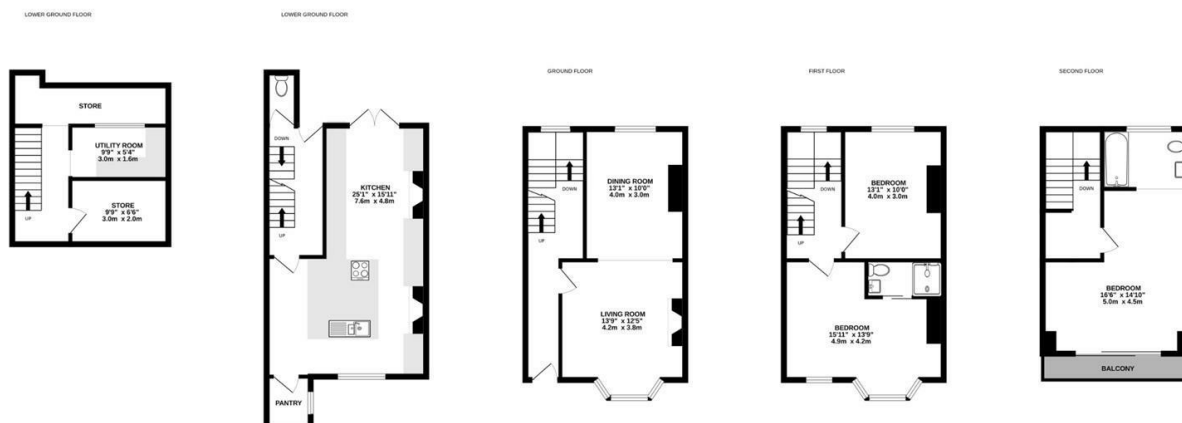












TOTAL FLOOR AREA : 1905sq.ft (177.0 sq.m.) approx.

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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