

Paul Bott & Co



- Wonderful Three Bedroom Family Home
- Open Plan Living Space
- Large Family Kitchen

25 Southover Street, Brighton, BN2 9UD

Guide Price £500,000

Guide Price £500,000 - £525,000 A charming three-bedroom family home located on Southover Street in the sought after Hanover Area. Victorian cottage comprising of three large bedrooms, open plan living and dining, well proportioned family kitchen and two bathrooms over three floors, this family home is perfect for those looking for a brilliant property with the opportunity to put their own stamp onto it.



Property Description

Entry via the front door into a long hallway that leads to the rear of the property. To your right, a door leads into a large, bright, and open. With a lovely lounge space to the front, offering a beautiful, bowed window and, to the rear, a large dining area with a period fireplace, and windows looking out to the rear patio. The family kitchen is positioned to the rear of the house, a very good size with a traditional style kitchen, benefitting from plenty of storage options, gas hob, electric oven and space for a fridge freezer, dishwasher and washing machine.

Stairs from the hallway lead up to a large family bathroom, which has been finished to a lovely standard. A built-in bath, along with a separate walk-in shower makes for the perfect space, as well as a WC, wash basin and two storage spaces.

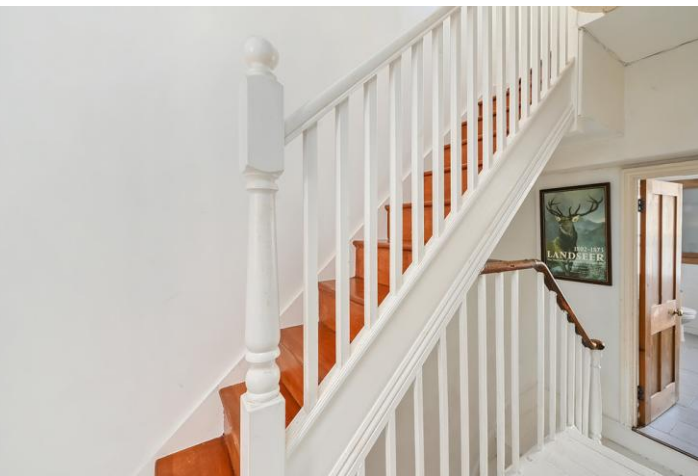
Along the first floor landing you find the first of the three bedrooms, a well-proportioned double bedroom, with a rear aspect featuring a sash window and lovely views of the garden below. The bedroom is bright and airy, even with its north facing aspect and a perfect child's bedroom, with space for a double bed, desk and storage options. The front bedroom is a wonderful principal room, with beautiful natural light coming in from the south through the large, wide bowed window. This bedroom space is incredibly well sized, with stripped wooden flooring running underfoot and storage options built in to either side of the chimney recess. A further set of stairs lead up to the roof extension where an excellent, large bedroom has been created. Velux windows allow warm south aspect sunlight to flood the space and leave the room feeling bright and airy, with wooden flooring running underfoot and space for a double bed and storage options, as well as access to the eaves. The top floor has also had the addition of a shower room, modern in finish and a very good size, light is offered from a double-glazed window, and the





space consists of a walk-in shower, W/C, wash basin and is finished with tiled flooring underfoot.

The location is extremely popular with young families given the proximity to excellent local schools, the Level and the city centre. There are excellent travel links around the city within minutes from the property, the train station is walkable within 15-20 minutes and the seafront is close by also.



Southover Street, BN1

Approximate Gross Internal Area = 98.1 sq m / 1056 sq ft

Approximate Garage Internal Area = 4 sq m / 44 sq ft

Approximate Total Internal Area = 102.1 sq m / 1100 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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