

Bott & Co.



- Large Three Bedroom Home
- Extensively Renovated Throughout
- Large Family Kitchen Area
- Outstanding Family Lounge Space

3 Wentworth Street, Brighton, BN2 1TT

Guide Price £600,000

GUIDE PRICE £600,000 - £625,000 A beautiful three-bedroom home located just off of Kemptown Seafront. Featuring excellent family spaces, large bedrooms, two bathrooms, a dedicated loft room and an abundance of light and space throughout. The property has been thoughtfully and tastefully updated, with modern touches combined with a traditional feel.



Property Description

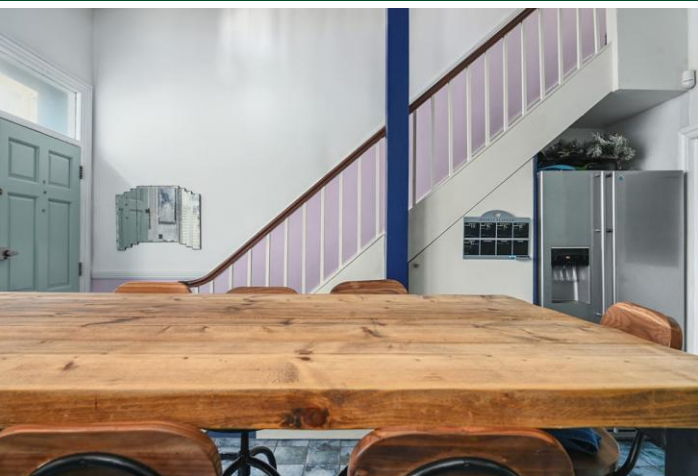
Nestled just moments from Brighton's iconic seafront, this very well presented and surprisingly spacious three-bedroom home with an additional loft room offers a wonderful balance of period charm and modern living. Perfectly located for easy access to the beach, city centre, and Brighton's vibrant café culture, this property makes for an exceptional coastal residence.

Stepping inside, you're welcomed directly into the heart of the home – a superb open-plan kitchen and dining space. Designed with both style and practicality in mind, it features an electric range cooker set beneath a feature chimney stack (with extractor incorporated), solid wooden worktops, and ample storage, including built-in cupboards and space beneath the stairs. There's room for a family dining table, while tiled flooring with underfloor heating ensures a warm and inviting atmosphere year-round. The updated sash windows with shutters add character and plenty of natural light.

Running off the kitchen, a separate utility area provides further workspace, a sink, and plumbing for both a washing machine and tumble dryer. A newly installed Viessmann boiler, additional cabinetry and a downstairs WC complete the practical layout, where from here, a door opens to a private patio – a perfect space for a bistro set.

The first floor is accessed via varnished wooden stairs with a deep blue stair runner, leading to a stunning lounge filled with natural light. The bay window offers picturesque views down the street towards the sea, while light wooden flooring and neutral décor create a bright, airy feel. A modern shower room with WC and basin sits adjacent, while the primary bedroom – accessed from the lounge – features wooden flooring, a bay window with window seat, space for a king-size





bed, and a luxurious en-suite bathroom with bath, vanity unit, and overhead shower.

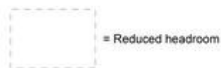
The second floor offers two further well-proportioned bedrooms, one a generous double and the other ideal as a child's room or home office. This level also benefits from a WC and built-in storage.

At the top of the house, a versatile loft room provides excellent flexibility – currently used as a play area, with soft grey carpeting underfoot and space for both a double bed and seating.

Throughout, the home has been carefully updated and well maintained, combining period details with quality modern finishes.

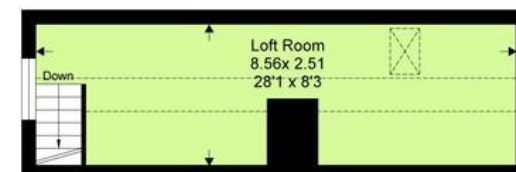
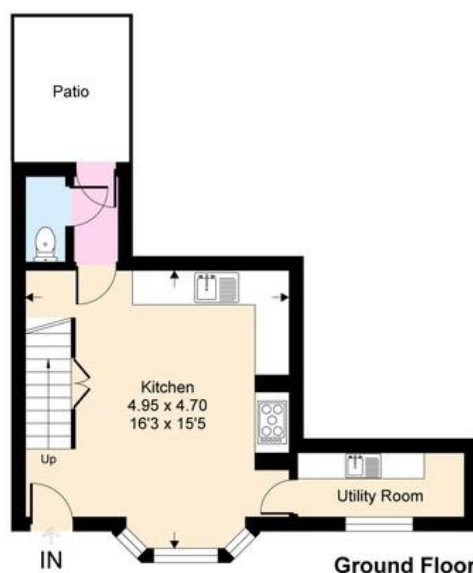
Positioned in a highly sought-after location just moments from the beach and within easy reach of the city centre, this property offers the very best of Brighton living – stylish, spacious, and just a stone's throw from the sea.





Wentworth Street, BN2

Approximate Gross Internal Area = 116.5 sq m / 1255 sq ft
(excludes restricted head height)



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.

Copyright Casaphoto Ltd. 2025 - Produced for Bott and Company

29 Upper St James Street,
Brighton, East Sussex, BN2 1JN

www.bottandcompany.com
01273 605530
info@paulbottandcompany.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements