

Bott & Co.



- Prime Seven Dials Location Just Minutes From Brighton Station
- Three Double Bedrooms
- Full Top-Floor Master Suite With

11 Windlesham Avenue, Brighton, BN1 3AH

Guide Price £575,000

GUIDE PRICE £575,000 - £600,000 Nestled in the ever-desirable Seven Dials neighbourhood, this exceptional three-storey home offers the perfect balance of city convenience and peaceful living. With its generous room sizes, thoughtful layout and stylish finishes throughout, it's an ideal choice for families, professionals, or anyone looking for a spacious Brighton home with character and comfort.



Property Description

Step through the front door into a welcoming hallway that sets the tone for the rest of the house, bright, well-presented and incredibly practical. A handy downstairs WC sits to your left, while the contemporary open-plan kitchen and dining space extends ahead, creating a sociable hub perfect for gatherings, family mealtimes or relaxed weekends at home. To the front, a light-filled lounge provides a cosy yet elegant retreat.

On the first floor, you'll find two excellent double bedrooms, one complete with built-in storage, along with a sleek family bathroom featuring a modern shower cubicle. Rising to the top floor, the impressive principal bedroom spans the entire level. This tranquil space benefits from its own luxurious en-suite, equipped with both a full-sized bath and a separate walk-in shower—your own private sanctuary at the end of the day.

Homes of this size and calibre in Seven Dials are rare. With three true double bedrooms, a dedicated family shower room, a convenient ground-floor WC and a superb top-floor suite, this property delivers outstanding versatility and comfort.

While the property does not offer a rear garden, it does benefit from a private, fenced front garden area, perfect for potted plants, a café-style table set or a touch of greenery to enjoy.

Seven Dials is one of Brighton's most cherished districts, lively, welcoming and wonderfully connected. Just moments from Brighton Station, it offers easy access for commuters and weekend explorers alike. The area's iconic seven-way road layout creates a unique village feel, complemented by an array of independent shops, artisan cafés, restaurants and everyday amenities. It's no surprise that homes here

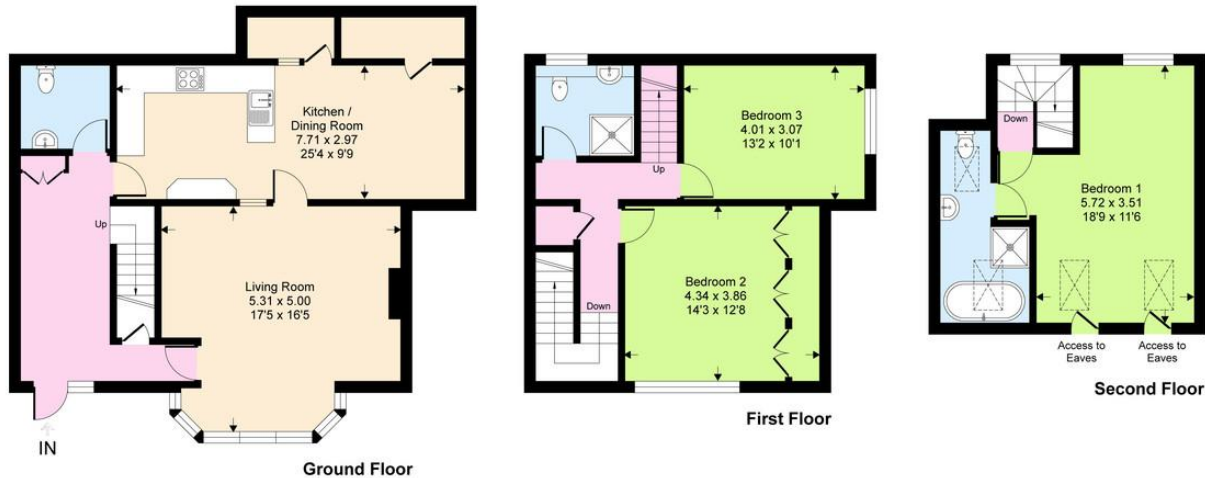




are so highly sought after.

This is a rare opportunity to secure a substantial, beautifully presented home in one of Brighton's most vibrant and well-connected neighbourhoods. A true gem in Seven Dials, ready and waiting to welcome its next owners.

Windlesham Avenue, BN1
Approximate Gross Internal Area = 153.2 sq m / 1650 sq ft



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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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