



Trinity Street, Brighton, BN2 3HN

welcome to

Trinity Street, Brighton

This unique three storey house is full of character & benefits from two separate street entrances. Situated in an excellent location with great infant & primary schools within easy reach. The property is ideal for those that need to commute with Brighton's mainline train station within 1 km.



Fox & Sons are delighted to offer for sale this centrally located four-bedroom end of terrace house. Spanning three stories with a separate lower ground floor entrance, the interior decor explores a fantastic mix of original features with a contemporary twist.

The property comprises; on the lower ground floor basement level a beautifully fitted white kitchen suite with integrated appliances and exposed bricked wall, a spacious dining room which benefits from a log burner, utility room & tiled shower room with WC.

Moving onto the ground level is a delightfully cosy living room which utilises the natural light & benefits from coal effect gas fire, a good-sized double bedroom / 3rd reception room & further black tiled bathroom. Scaling the second staircase onto the first floor are three further bedrooms, all of which are good sized with the master bedroom enjoying an en-suite.

Outside, the enclosed private garden has two separate seating areas allowing you to enjoy the sunshine as it moves during the day.

Internal inspection is essential to fully appreciate this beautiful home, viewing by appointment only.



Total floor area 147.8 sq.m. (1,591 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Lower Ground Floor

Hallway

Kitchen

14' 5" max x 12' 2" max (4.39m max x 3.71m max)

Reception Room

12' 9" max x 10' 11" max (3.89m max x 3.33m max)

Utility Room

9' 6" max x 8' 10" max (2.90m max x 2.69m max)

Shower Room

8' 10" max x 4' 9" max (2.69m max x 1.45m max)

Ground Floor

Hallway

Lounge

14' 5" max x 12' 2" max (4.39m max x 3.71m max)

Dining Room

11' 6" max x 10' 10" max (3.51m max x 3.30m max)

Toilet

Bathroom

8' 10" max x 4' 3" max (2.69m max x 1.30m max)

First Floor

Bedroom One

14' 1" max x 12' 2" max (4.29m max x 3.71m max)

En-Suite

7' 11" max x 3' 8" max (2.41m max x 1.12m max)

Bedroom Two

11' 6" max x 10' 2" max (3.51m max x 3.10m max)

Bedroom Three

8' 10" max x 8' 2" max (2.69m max x 2.49m max)

welcome to

Trinity Street, Brighton

- THREE-FOUR BEDROOM END OF TERRACE VICTORIAN HOUSE
- HIGHLY SOUGHT-AFTER CENTRAL LOCATION
- FULL OF PERIOD FEATURES & CHARACTER
- IMMACULATELY PRESENTED THROUGHOUT
- QUIET NO THROUGH ROAD / THREE-STOREY FAMILY HOME
- EPC RATING: D
- 147.8m² / 1591sqft

Tenure: Freehold EPC Rating: D

offers in excess of

£600,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BEG106753



Property Ref:
BEG106753 - 0003

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