



## **Western Street, Brighton BN1 2PG**

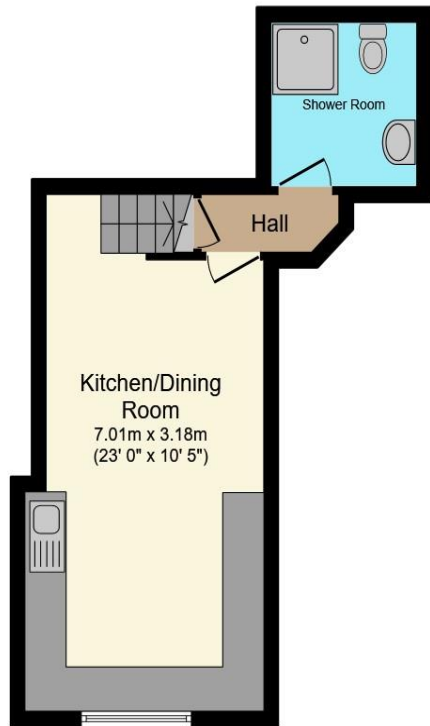
*An extremely well presented four storey end of terrace house situated in an excellent central position close to Brighton seafront.*

**welcome to**

## **Western Street, Brighton**

Beautifully presented and refurbished to an extremely high specification, this four storey period property is situated in a popular and convenient location between Western Road shopping thoroughfare and Brighton seafront. The well thought out accommodation comprises of an open plan living room, three bedrooms, three bathrooms and a large kitchen/breakfast room in the lower ground floor. Currently a lucrative holiday let, but would equally suit a family home or Pied a Terre.

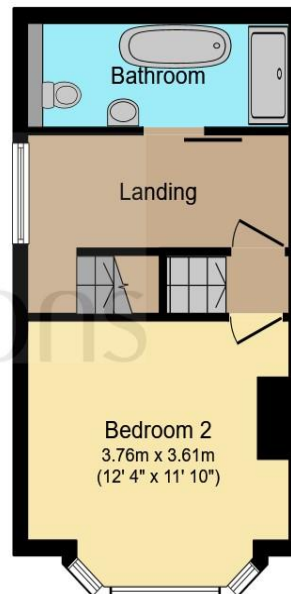




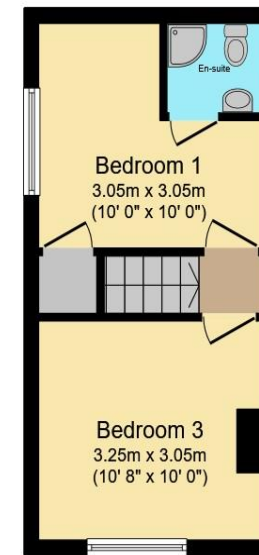
**Lower Ground Floor**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 106.4 m<sup>2</sup> (1,145 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Western street is an amazing location to enjoy everything the area has to offer. A wide range of bars, cafes, restaurants, independent shops and Waitrose supermarket are all within a few moments walk as is the world renowned Brighton seafront and promenade.

welcome to

## Western Street, Brighton

- A stylishly restored four storey period home
- Bright open plan sitting room
- Large kitchen breakfast room
- Three bedrooms
- Three bathrooms
- Many period and architectural design features
- Currently a successful and lucrative holiday let
- Superb central position close to Brighton seafront

Tenure: Freehold EPC Rating: D

offers in excess of

**£775,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BHF111194 - 0003

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**01273 777000**



[westernrd@fox-and-sons.co.uk](mailto:westernrd@fox-and-sons.co.uk)



117-118 Western Road, BRIGHTON, East  
Sussex, BN1 2AD



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