



Little Western Street, Brighton BN1 2PU

A large three storey period property which is currently stripped bare ready for refurbishment, to provide a large home, with courtyard garden and roof terrace along with a separate annexe which would suit a variety of uses (subject to necessary consents).

welcome to

Little Western Street, Brighton

An amazing opportunity to acquire a large period property arranged over three floors with a courtyard garden and roof terrace. The accommodation is extremely flexible and could be arranged as anywhere up to four bedrooms, there is also a garage with two rooms above, which would make an excellent annexe or home office (STNP).

The present owner stripped the property out inside a few years ago and it now offers a completely blank canvas to put your own mark on the property, whilst adding considerable value.

Little Western street is a quiet cul-de-sac, tucked in behind Norfolk Square and adjacent to Western Road. An extensive range of shops, bars, restaurants and coffee shops can all be found on your doorstep as well as Waitrose supermarket. Brighton seafront and promenade are less than a hundred metres away.





Ground Floor



First Floor



Second Floor

Total floor area 125.5 m² (1,351 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

Auctioneer's Comments

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Little Western Street, Brighton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Large period home
- In need of full refit
- Potentially four bedrooms, courtyard & roof terrace
- Large open plan living area
- Potential separate annexe (STNPC)

Tenure: Freehold EPC Rating: D

guide price

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BHF114099 - 0004

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