



**Victoria Street, Brighton BN1 3FP**

**welcome to**

**Victoria Street, Brighton**

An attractive bay fronted period home situated in a fantastic location with the Montpelier and Clifton Hill conservation area. Within walking distance of Brighton's Mainline train station, shopping facilities on Western Road and Brighton seafront.





**Ground Floor**

**First Floor**

Total floor area 93.5 m<sup>2</sup> (1,006 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.

**Entrance Hallway  
Open Plan Living/dining  
Area**

Sash bay window to front, sash window to rear and radiator.

**Kitchen**

Range of base and wall units under roll edge working surfaces. Small rear utility area, glazed door onto patio garden.

**First Floor**

**Bathroom**

Window to rear, panelled bath with shower over, wash basin and low level WC.

**Bedroom Two**

Double bedroom with sash window to rear.

**Master Bedroom**

Large master bedroom with cast iron fireplace and sash bay window to front.

**Garden**

Westerly aspect L-shaped patio garden.

**Agents Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved

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## Victoria Street, Brighton

- FREEHOLD HOUSE
- PATIO GARDEN
- TWO DOUBLE BEDROOMS
- MONTEPELIER AND CLIFTON HILL CONSERVATION AREA
- IN NEED OF MODERNISATION
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

# £725,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
BHF112873 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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