



Stroudley Road, Brighton, BN1 4BH
Guide Price £599,950

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Modern 3-bedroom townhouse located in the heart of Brighton, featuring a roof terrace, integral garage, solar panels, and panoramic city views.

Introducing a beautiful and spacious three-storey townhouse nestled in the quiet yet central Stroudley Road. With its prime location just moments away from Brighton railway station and city centre amenities, this property offers the perfect blend of convenience and tranquillity.

As you enter this superb home, you are greeted by a ground floor boasting a cloakroom, utility room, and a modern 20' kitchen dining room. The spacious kitchen diner provides ample space for a large table and chairs, making it perfect for entertaining friends and family. An abundance of natural light illuminates the area.

Moving to the first floor, you will find two double bedrooms, a well-appointed bathroom, and a stunning 20' lounge. The lounge features a bank of windows, flooding the space with light and offering panoramic roof top views across the city. It also provides direct access to a balcony, allowing you to enjoy the the view with your morning coffee.

Venturing to the second floor, you will discover the primary suite, designed to create a calm and inviting sanctuary. The generously sized bedroom boasts built-in wardrobes, providing ample storage space, while the en-suite shower room offers a touch of luxury.

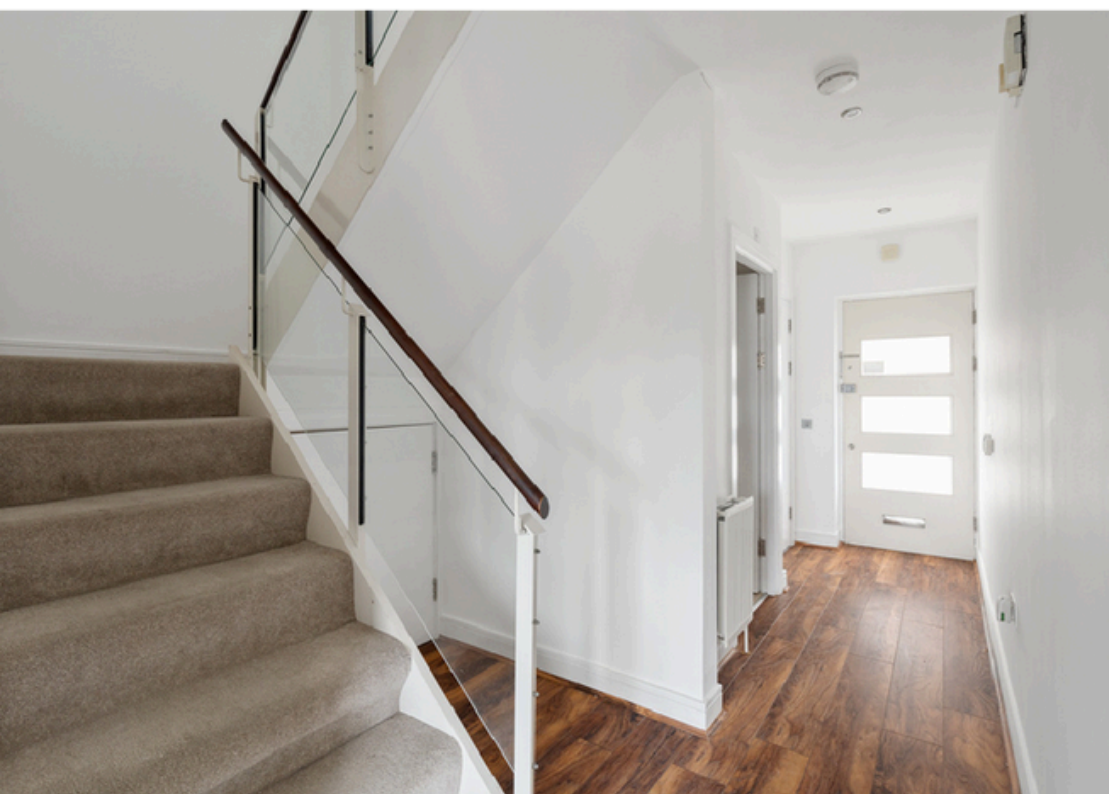
A true gem of this townhouse lies atop its uppermost level - a delightful roof terrace with superb views across Brighton. It offers a perfect spot for relaxation or entertaining guests, where you can bask in the sun by day and enjoy the sparkling city lights by night.

Attention to detail is evident throughout the property, with its tasteful interior design, quality finishes, and modern fittings. The house has been beautifully presented to create a warm and inviting atmosphere, making it truly feel like a home.

An additional attractive feature is the installation of solar panels, not only reducing carbon footprint but also offering the potential for lower energy bills. Embrace the benefits of sustainable living while minimizing your impact on the environment.

This townhouse also comes with the added convenience of an integral garage, with internal door to the house, ensuring secure parking for your vehicle or providing extra storage space.

With no onward chain, this property is ready for you to move in and start living your dream lifestyle in Brighton. Whether you desire a vibrant city experience or a relaxing retreat, this townhouse offers the best of both worlds.





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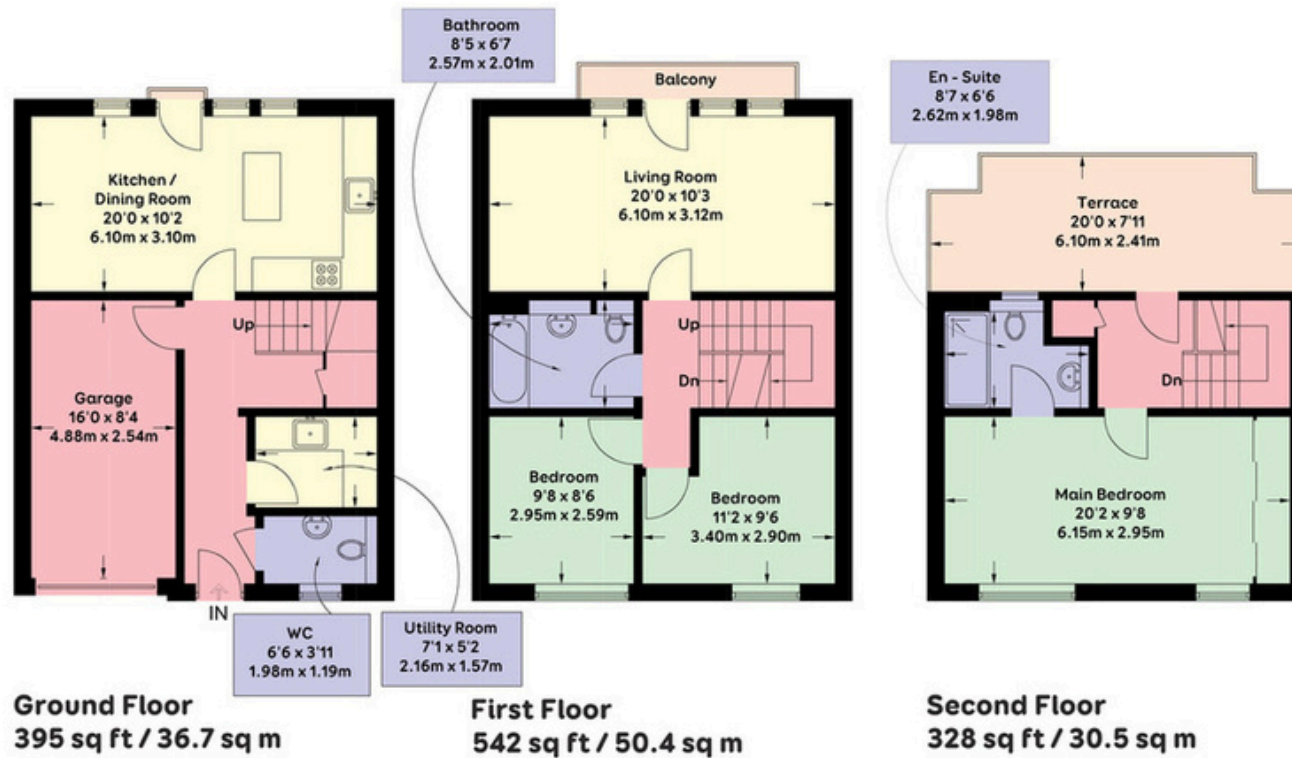
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APPROXIMATE GROSS INTERNAL AREA (EXCLUDING GARAGE) = 1265 sqft / 117.6 sqm
APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGE) = 1399 sqft / 130.1 sqm

Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).
Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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Energy Performance Certificate

| Agents Notes | Score | Energy rating | Current | Potential |
|--------------------------------------|-------|---------------|---------|-----------|
| Tenure Leasehold | 92+ | A | | |
| 999 Year Lease Term From 2006 | 81-91 | B | | 87 B |
| Ground Rent- N/A | 69-80 | C | 80 C | |
| Service Charge Approx £550 Per Annum | 55-68 | D | | |
| Council Tax Band B | 39-54 | E | | |
| | 21-38 | F | | |
| | 1-20 | G | | |



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