



Guildford Street, Brighton, BN1 3LS
Asking Price £550,000

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Delightful two bedroom house with period features and a walled patio garden, ideally situated in the sought-after West Hill conservation area of Brighton.

Introducing a beautiful Victorian terraced house located on the serene Guildford Street in the heart of the desirable West Hill conservation area in Brighton. This three-storey property boasts an array of period features and provides a comfortable and inviting living space.

On the ground floor, you are greeted by a spacious 20' dual aspect lounge, complete with a sash window overlooking the front of the house and French doors to the rear. The room is further enhanced by a cozy wood-burning stove, a striking feature spiral staircase, and elegant wood flooring throughout.

Descending to the lower floor, you will find a modern kitchen with wood block work surface, seamlessly flowing into the dining area. Adjoining the dining space are doors that open up to a charming patio garden, perfect for enjoying the outdoors. Pamper yourself in the luxurious bathroom, featuring a double-ended bath, wash basin, WC, and a separate shower enclosure, providing the perfect sanctuary for relaxation.

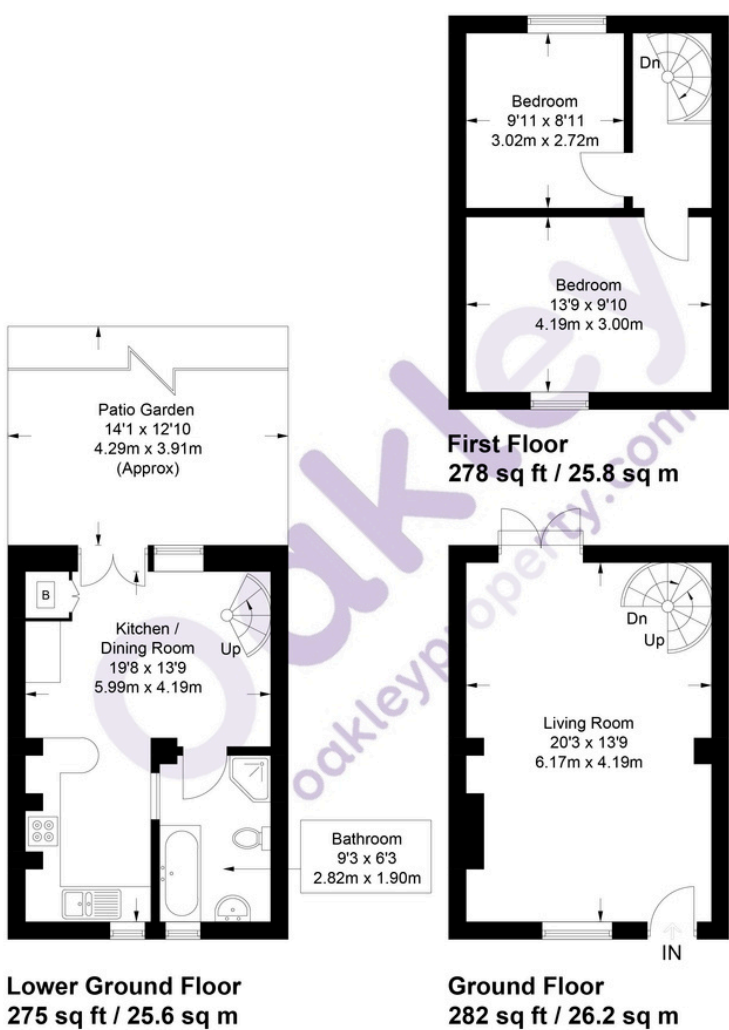
Moving up to the first floor, there are two generously-sized double bedrooms, each boasting sash windows that flood the rooms with natural light. Exposed floorboards add character and charm to the spaces, while offering rooftop views of vibrant Brighton.

This superbly located property is within walking distance of Brighton railway station, making commuting/travelling a breeze. The vibrant North Laine area, bustling high street shopping, beautiful seafront, and a diverse range of bars, cafes, boutiques, and restaurants are all just moments away, ensuring you'll always have something to explore.

With a walled patio garden laid to pavers, this home allows for peaceful outdoor dining and entertaining in the privacy of your own space. The property offers a generous living area of 835 square feet/78 square meters, providing ample room for comfortable living.

If you're searching for a charming and character-filled home, situated in a prestigious location that effortlessly combines tranquility with the vibrancy of city living, this delightful Victorian terrace on Guildford Street is an opportunity not to be missed.





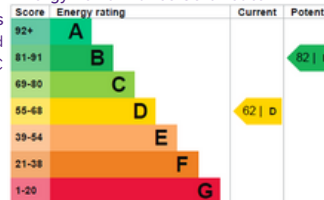
Approximate Gross Internal Area = 835 sq ft / 77.6 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Oakley Property 2023



Agents Notes
Tenure Freehold
Council Tax Band C

Energy Performance Certificate



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