



**Guildford Street, Brighton, BN1 3LS**  
Asking Price £600,000



# Guildford Street, Brighton, BN1 3LS

Charming three storey, three bedroom period house located on a quiet one way street in the city centre.

Welcome to this lovely three-storey period house situated in the highly sought-after West Hill conservation area, just moments away from Brighton railway station. With its prime location and charming features, this property offers the perfect combination of style, convenience, and comfort.

The front door has an elegant fanlight window above and opens on to the hallway which retains the period arch and corbels. The ground floor features an open-plan dual-aspect 22' lounge, filled with natural light pouring in through the beautiful sash windows. The focal point of the room is a cozy wood-burning stove with a stylish slate hearth, adding warmth and charm to the living space.

Descending to the half landing, you'll find the well-designed kitchen, offering ample white-fronted cupboards, a cupboard housing the gas boiler, and a tiled floor. The kitchen also provides access to the delightful patio garden, a secluded oasis perfect for relaxing.

The first floor half landing leads to a well presented bathroom complete with a shower bath, glass shower screen, sink on a vanity unit, and a WC.

Take a few steps to the first floor where two double bedrooms are located. One to the front aspect featuring double built-in wardrobes and a charming feature fireplace, and one to the rear, offering lovely rooftop views through the sash window.

Ascending to the top floor, you'll discover the primary bedroom, boasting a range of built-in wardrobes and cupboards for all your storage needs. Dormer window and skylight windows allow an abundance of natural light to filter in, illuminating the space and offering superb rooftop views across Brighton to the sparkling sea.

Outside, the patio garden provides a peaceful retreat, laid to attractive pavers with a raised planted border and a convenient shed for additional storage.

Beyond the charm and comfort of this fantastic property, its location is truly unbeatable. Nestled in a quiet yet central spot, you'll find yourself within walking distance of the picturesque seafront, high street shopping, entertainment venues, shops, bars, restaurants, and cafes - everything that Brighton has to offer. With excellent transport links and a wealth of amenities at your doorstep, this house ensures a lifestyle of convenience and enjoyment.







# Oakley

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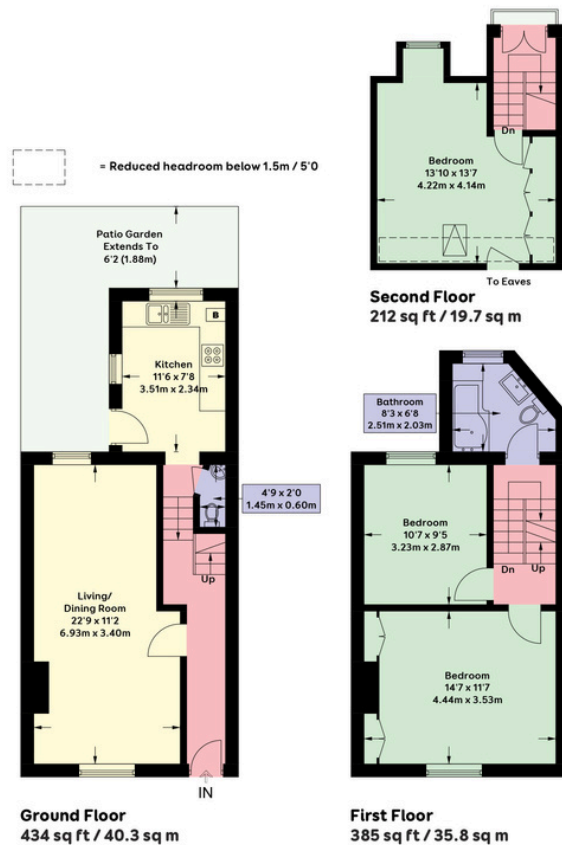
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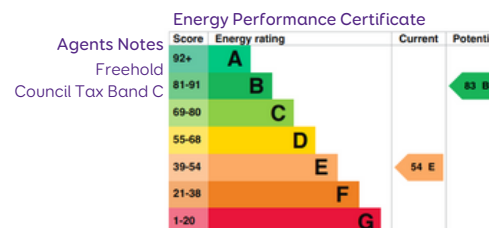
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APPROXIMATE GROSS INTERNAL AREA (EXCLUDING REDUCED HEADROOM) **4004 sqft / 93.3 sqm**  
APPROXIMATE GROSS INTERNAL AREA (INCLUDING REDUCED HEADROOM) **4031 sqft / 95.8 sqm**

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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).  
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