



Guildford Street, Brighton, BN1 3LS

Price Guide £600,000- £610,000

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Delightful Victorian house with versatile layout, rooftop views, patio garden, and close proximity to Brighton's railway station, shops, and seafront.

Charming three-storey Victorian terraced house perfectly situated on a colourful one way street in central Brighton. With three bedrooms this superb property offers the ideal combination of stylish living and convenient location.

As you enter the house, you're greeted by a welcoming hallway adorned with original arch and corbels, providing a glimpse of the property's historic charm. To the front, there is a useful room that could be utilised as a generously sized bedroom or a second reception room, offering flexible living options to suit your needs.

The bathroom, located on the same floor, features a white suite comprising a WC, bath with a shower over, and a washbasin on a vanity unit. Additionally, a handy storage cupboard ensures no shortage of space for your belongings.

The lower floor boasts a magnificent open-plan living area, where you'll find a modern white-fronted kitchen equipped with a double oven, ample storage cupboards, and generous work surfaces. A comfortable lounge area, with a convenient door leading to the patio garden, creates a seamless combination of indoor and outdoor living. Built-in cupboards under the stairs provide additional storage options, optimising space efficiency.

Moving upstairs, the upper floor reveals two double bedrooms with rooftop views of Brighton. The well-designed layout of this property ensures ample natural light throughout, enhancing the overall sense of space and tranquillity.

Step outside to discover a walled patio garden featuring slate effect pavers, perfect for enjoying outdoor meals or hosting social gatherings. The addition of a storage building allows for easy organisation and convenient access to garden tools and equipment.

One of the significant advantages of this property is its superb central location. Situated on a quiet one-way street moments from Brighton's railway station, you'll be effortlessly connected to various destinations. Moreover, Brighton city centre, the vibrant seafront, high street shopping, and the eclectic shops of the North Laine are all within walking distance. Indulge in the abundance of cafes, bars, and renowned restaurants.

Spanning 924 square feet (85.8 square metres), with no onward chain this Victorian gem is a true hidden treasure, awaiting its new owner.





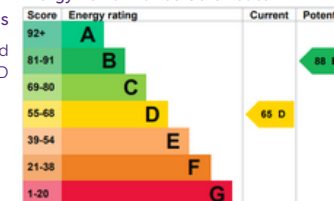
APPROXIMATE GROSS INTERNAL AREA (EXCLUDING STORE) = 924 sqft / 85.8 sqm
APPROXIMATE GROSS INTERNAL AREA (INCLUDING STORE) = 964 sqft / 89.5 sqm

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).
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Agents Notes
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Council Tax Band D

Energy Performance Certificate



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