Howard Place, Brighton, BN1 3TQ
Asking Price £750,000

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Positioned in the sought-after West Hill conservation area of central Brighton, this four-storey period property offers 1,457 square feet of versatile living space and a host of attractive features. With three bedrooms, two bathrooms, two kitchens, and a reception room, this home boasts ample accommodation and the attractive benefit of potential income from its self-contained lower floor.

Upon entering the property on the raised ground floor, the front door leads into a hallway adorned with block wood flooring and striking original corbels. The lounge, located on this floor, features an elegant fireplace with an attractive surround and sash windows in a bay that frame stunning rooftop views across Brighton. This room flows seamlessly into the open-plan kitchen and dining area. The white fitted kitchen comes complete with a double oven and a window overlooking the rear garden. A door from the kitchen provides access to a decked terrace, an ideal spot for enjoying the sunshine, dining al fresco, or simply relaxing.

On the first floor, you'll find the main bedroom situated at the front of the property. This spacious room benefits from a bay window offering leafy views across Brighton and a recessed double wardrobe for convenient storage. The family bathroom on this level features a double ended bath, wash basin on a vanity unit, WC, and a separate spacious shower enclosure.

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The top floor houses a further bedroom, which enjoys a sunny aspect and leafy views. This room is equipped with a Velux window, an air conditioning unit, and sliding doors that open onto a private terrace, perfect for soaking in the sun or unwinding.

The lower floor of this property is a significant highlight. With its own street entrance, as well as access from within the house, this beautifully presented area could serve as self-contained accommodation suitable for an income stream, granny flat, work from home space or just used as part of the property . It comprises a bedroom area, an open-plan kitchen, dining, and lounge space, and a modern shower room. Additionally, this level offers a covered patio area, ideal for sheltered outdoor use.

The property also includes a secluded south-west-facing garden, which is thoughtfully landscaped with mature plants and a seating area, providing a tranquil space for outdoor enjoyment.

Located within walking distance of Brighton station, the city centre and high street shopping, the eclectic North Laine area, and the amenities of Seven Dials, this home enjoys an enviable position. Offered with no onward chain, this property is ready for its next owners to move in and make it their own.

Garden Extend To 26'1" (7.95m)

House

Front Garden

Site Plan

Shower Room
11'5" x 4'4"
3.48m x 1.32m

8'1" x 4'5"
2.46m x 1.35m

Kitchen
15'2" x 10'2"
4.62m x 3.10m

Up

Bedroom
12'7" x 12'1"
3.84m x 3.68m

Storage

Lower Ground Floor
44.5 sq m / 479 sq ft

Balcony
6'9" (2.06m)

Kitchen
13'11" x 3'11"
4.24m x 1.19m

Dn

Dining Room
10'8" x 9'7"
3.25m x 2.92m

Up

Living Room
13'1" x 12'0"
3.99m x 3.66m

IN

Raised Ground Floor
38.5 sq m / 414 sq ft

Bathroom
10'9" x 9'7"
3.28m x 2.92m

Dn

Up

T

Bedroom 1
15'5" x 13'1"
4.70m x 3.99m

First Floor
32.1 sq m / 345 sq ft

Balcony

Dn

Bedroom 2
15'4" x 13'2"
4.67m x 4.01m

Second Floor
20.3 sq m / 218 sq ft

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USED AREA) = 135.4 sq m / 1457 sq ft
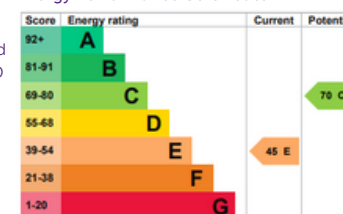APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USED AREA) = 131.8 sq m / 1418 sq ft

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
Tenure Freehold
Council Tax Band D

Energy Performance Certificate

Score	Energy rating		Current	Potential
92+	A			
81-91	B			
69-80	C			70 C
55-68	D			
39-54	E		45 E	
21-38	F			
1-20	G			

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