



The Artist House, George Street, Brighton, BN2 1RH
Asking Price £550,000

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A beautifully presented four-bedroom period house, ideally situated in a fantastic central location, boasting a modern kitchen and a delightful west-facing garden.

Located in Kemptown, Brighton, 'The Artist House' in George Street presents a rare opportunity to acquire a truly exquisite four-bedroom period house, meticulously arranged over four floors. This charming residence seamlessly blends historical character with contemporary living, making it an ideal home for families or those seeking a sophisticated lifestyle in a vibrant central location.

Upon entering, you are immediately struck by the property's very well-presented interior, which has been thoughtfully maintained to a high standard. The period features are evident throughout, adding a sense of grandeur and timeless appeal. The flexible layout, spread across four distinct levels, offers ample space and versatility to suit a variety of needs.

The ground floor welcomes you into a bright and inviting reception room, perfect for entertaining guests or enjoying quiet family evenings. This space flows effortlessly into the heart of the home: downstairs is a dining room and a modern fitted kitchen. Designed with both aesthetics and functionality in mind, the kitchen boasts contemporary units, integrated appliances, and generous work surfaces, providing an inspiring environment for culinary pursuits. A significant advantage of this kitchen is its direct access to the rear garden, creating a seamless indoor-outdoor living experience, particularly appealing during warmer months.

Ascending through the property, you will find four generously proportioned bedrooms, each offering a peaceful retreat. The arrangement over multiple floors ensures privacy and space for all occupants.

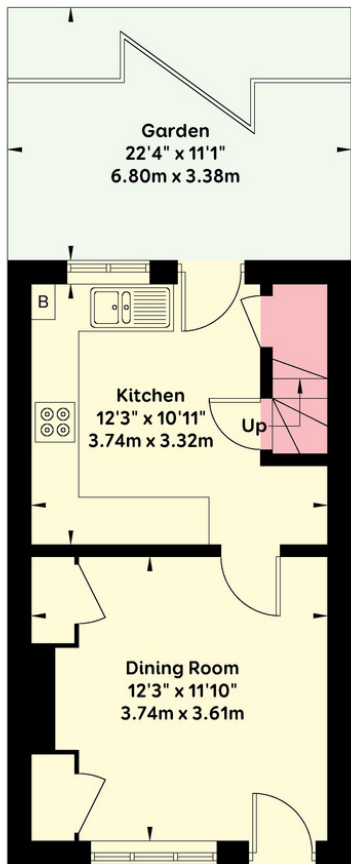
Complementing these bedrooms are two well-appointed bathrooms, featuring modern fixtures and fittings, designed for comfort and convenience. The thoughtful layout ensures that the morning rush is a distant memory, providing ample facilities for a busy household.

One of the standout features of this delightful home is its fantastic central location on George Street. Residents will benefit from immediate access to Brighton & Hove's array of amenities, including independent shops, charming cafes, acclaimed restaurants, and cultural attractions. Excellent transport links are also within easy reach, connecting you to wider areas and making commuting a breeze. The convenience of having everything on your doorstep truly enhances the appeal of this property.

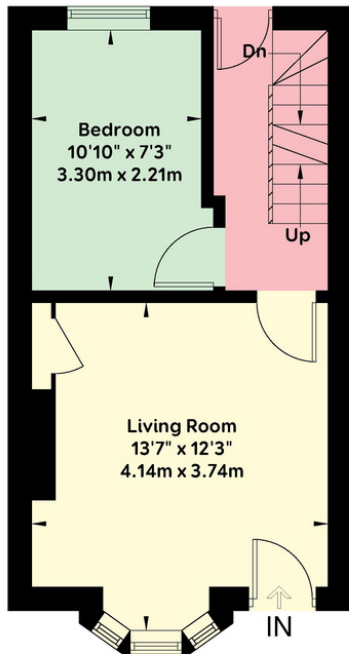
Externally, the property boasts a delightful west-facing rear garden. This walled outdoor space provides a private oasis for relaxation, al fresco dining, or gardening enthusiasts. The west-facing aspect ensures natural light throughout the afternoon and evening, perfect for enjoying sunsets. It's a rare find in such a central location, offering a tranquil escape from the hustle and bustle of town life.

In summary, 'The Artist House' is more than just a house; it's a lifestyle opportunity. Its combination of a very well-presented period interior, a modern fitted kitchen with garden access, four comfortable bedrooms, two bathrooms, and a prime central location with a desirable west-facing garden, makes it an exceptional offering in the Brighton & Hove market.

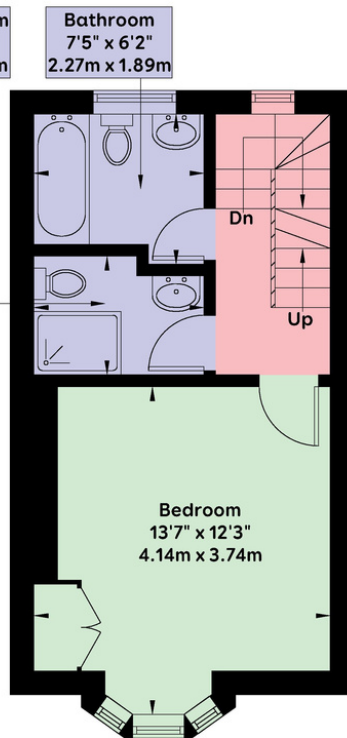




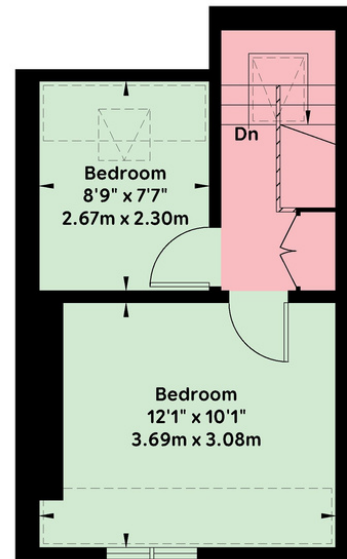
Lower Ground Floor
26.4 sq m / 284 sq ft



Ground Floor
27.1 sq m / 292 sq ft



First Floor
27.1 sq m / 292 sq ft

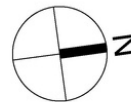


Second Floor
23.0 sq m / 247 sq ft

APPROXIMATE GROSS INTERNAL AREA = 103.6 sq m / 1115 sq ft
INCLUDING INCLUDING LIMITED USE AREA OF = 4.4 sq m / 47 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 B

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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