



Portland Street, Brighton, BN1 1RN
£500,000 - £525,000 Guide



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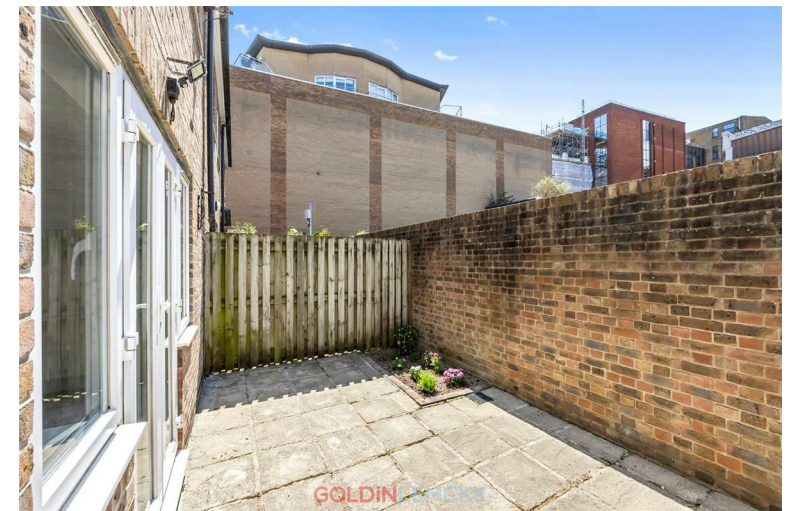
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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A stunning four-bedroom, three-storey mid-terraced house, complete with private south-west patio garden and being situated in this extremely sought-after location in the heart of Brighton. Newly decorated throughout with new carpets, the property is offered for sale in excellent decorative order and early and internal inspection is highly recommended.





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Further Information

Arranged over three floors, the accommodation comprises on the ground floor a spacious entrance hall, cloakroom, well-fitted kitchen, and a generously sized living room with doors opening to the private south-west facing patio garden.

To the first floor, there is a family bathroom and three bedrooms - two with fitted storage, and the main with an en suite shower room. To the second floor, there is an amazing sized double aspect main bedroom with excellent storage space in the eaves. With new carpets throughout, the property is offered for sale in excellent decorative order with particularly bright and spacious accommodation.

Portland Street is ideally situated in this amazing location in central Brighton, just moments from the shops, cafés, and restaurants of the North Laine and a short walk from Brighton Station. The seafront and city centre are also within easy reach, making it a convenient spot for both commuters and those looking to enjoy everything the city has to offer. Local schools, parks, and other amenities are close by, and the area has a strong community feel while still being right in the heart of town.



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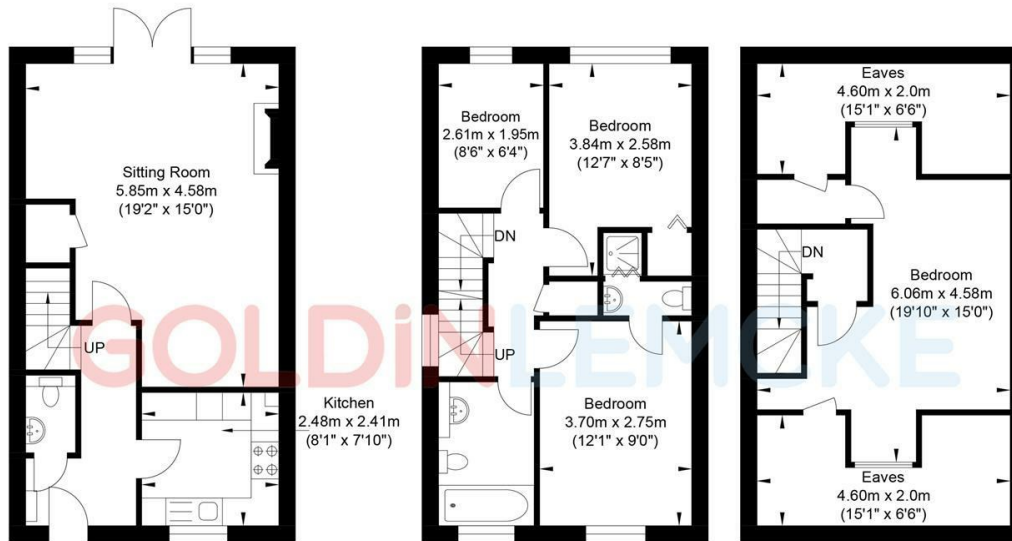


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Portland Street



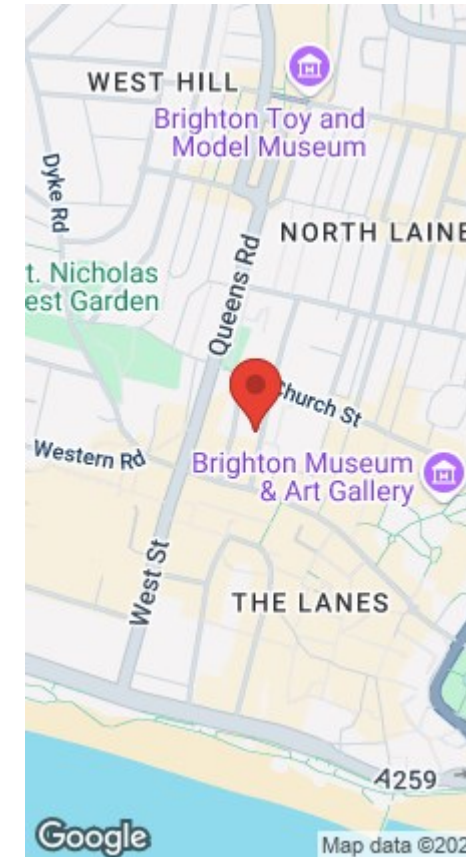
Ground Floor
Approximate Floor Area
412.15 sq ft
(38.29 sq m)

First Floor
Approximate Floor Area
412.15 sq ft
(38.29 sq m)

Second Floor
Approximate Floor Area
227.76 sq ft
(21.16 sq m)



Approximate Gross Internal (Excluding Eaves) Area = 97.74 sq m / 1052.06 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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SELLING SOMETHING SIMILAR?

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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