



Guildford Street, Brighton, BN1 3LS
£600,000



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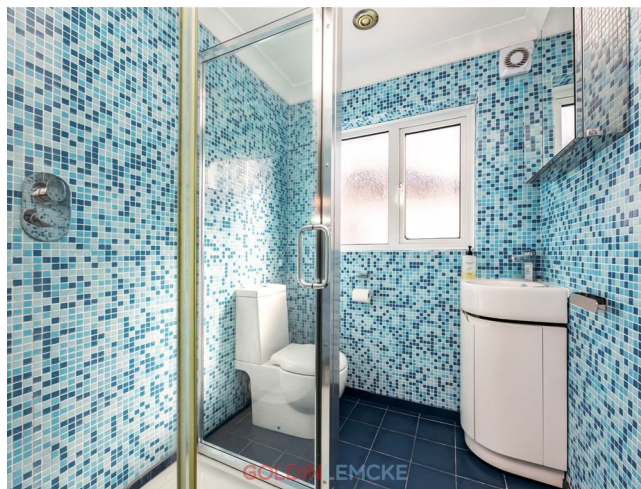
SELLING HOMES
IN BRIGHTON
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A superb three-bedroom Victorian house, ideally located in the heart of Brighton just moments from Brighton Station, Seven Dials and the seafront. Arranged over three floors, the property is beautifully presented throughout and benefits from a private east-facing courtyard garden.





Further Information

The accommodation comprises on the lower ground floor a generous fitted kitchen and dining area with a separate utility space to the rear, opening onto the courtyard via sliding doors. The ground floor features a spacious living room with original wooden flooring, modern shower room, and a third bedroom currently used as a study/music room. Upstairs, there are two further double bedrooms, both with fitted storage and open views across the city. Blending period character with a modern finish, this is a well-kept and versatile home in a great central location.

Guildford Street is ideally located in this highly sought-after spot between Seven Dials and Brighton Station, making it ideal for commuters and anyone who enjoys city living. There is an excellent range of local shops, cafes and pubs nearby, with the seafront and city centre also within easy reach. The area has a friendly, residential feel while still being right in the heart of Brighton.

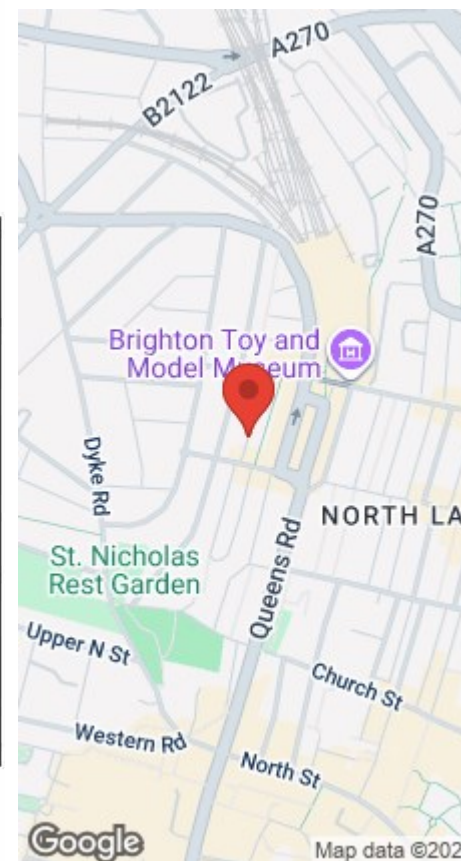
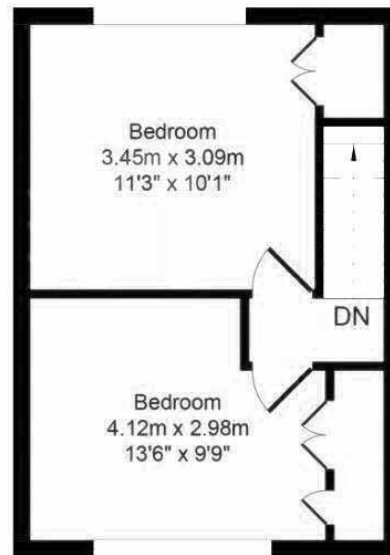
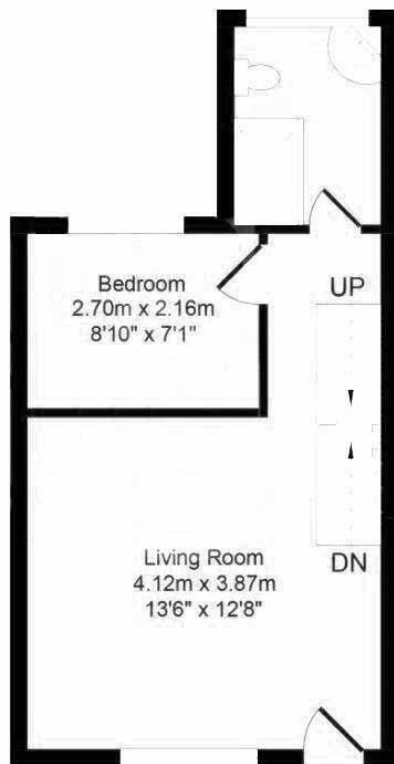
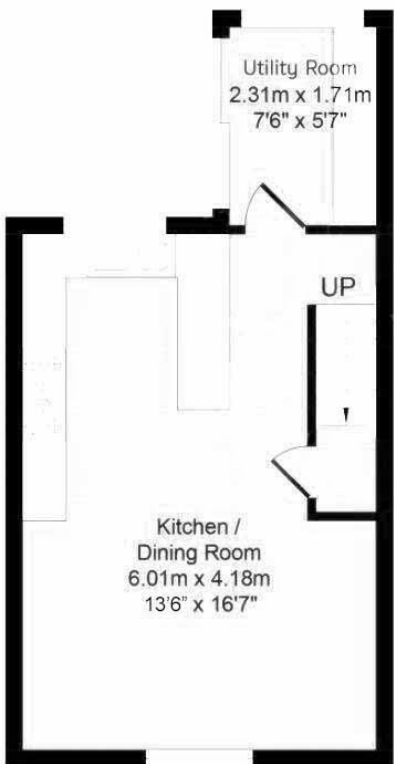
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Lower Ground Floor
30.0 sq.m. (323.0 sq. ft.) approx.

Ground Floor
30.0 sq.m. (323.0 sq. ft.) approx.

1st Floor
25.0 sq.m. (269.0 sq. ft.) approx.



Approximate Gross Internal Area = 85.0 sq m / 915.0 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

SELLING SOMETHING SIMILAR?

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	74	
(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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