# Howard Terrace

Brighton, BN1 3TR

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## *Guide price £500,000*

TWO BEDROOMS | OFF ROAD PARKING | PRIVATE ROOF TERRACE!

**GUIDE PRICE £500,000 - £550,000**

A rare opportunity to acquire one of just five beautifully crafted contemporary townhouses forming the exclusive Prestonville Mews development. Perfectly positioned in one of Brighton's most desirable residential locations, just moments from Seven Dials and approximately a 10-minute walk from Brighton Mainline Station, Plot 1 combines exceptional design, high-specification finishes and effortless modern comfort.

Designed with modern living in mind, the accommodation extends to approximately 774 sq ft (71.94 sq m) and is arranged over two floors. The ground floor offers a welcoming entrance hall with useful storage, two generous double bedrooms and a luxurious contemporary bathroom complete with a contemporary suite comprising a bath with shower system, wall-hung vanity basin and WC, finished with elegant ceramic wall and floor tiling and complemented by a heated towel rail.

The entire first floor has been dedicated to a stunning open-plan kitchen, dining and living space measuring over 25ft in length. Flooded with natural light from overhead rooflights and full-width bi-folding doors, this is a superb space for entertaining and everyday living. The beautifully designed kitchen features sleek contemporary cabinetry, integrated Bosch appliances, stone worktops and a central breakfast island, while a separate cloakroom adds further convenience.

Stepping outside, the bi-fold doors open onto a private roof terrace, creating a wonderful extension of the living space and the perfect spot for morning coffee, summer entertaining or relaxing in the evening.

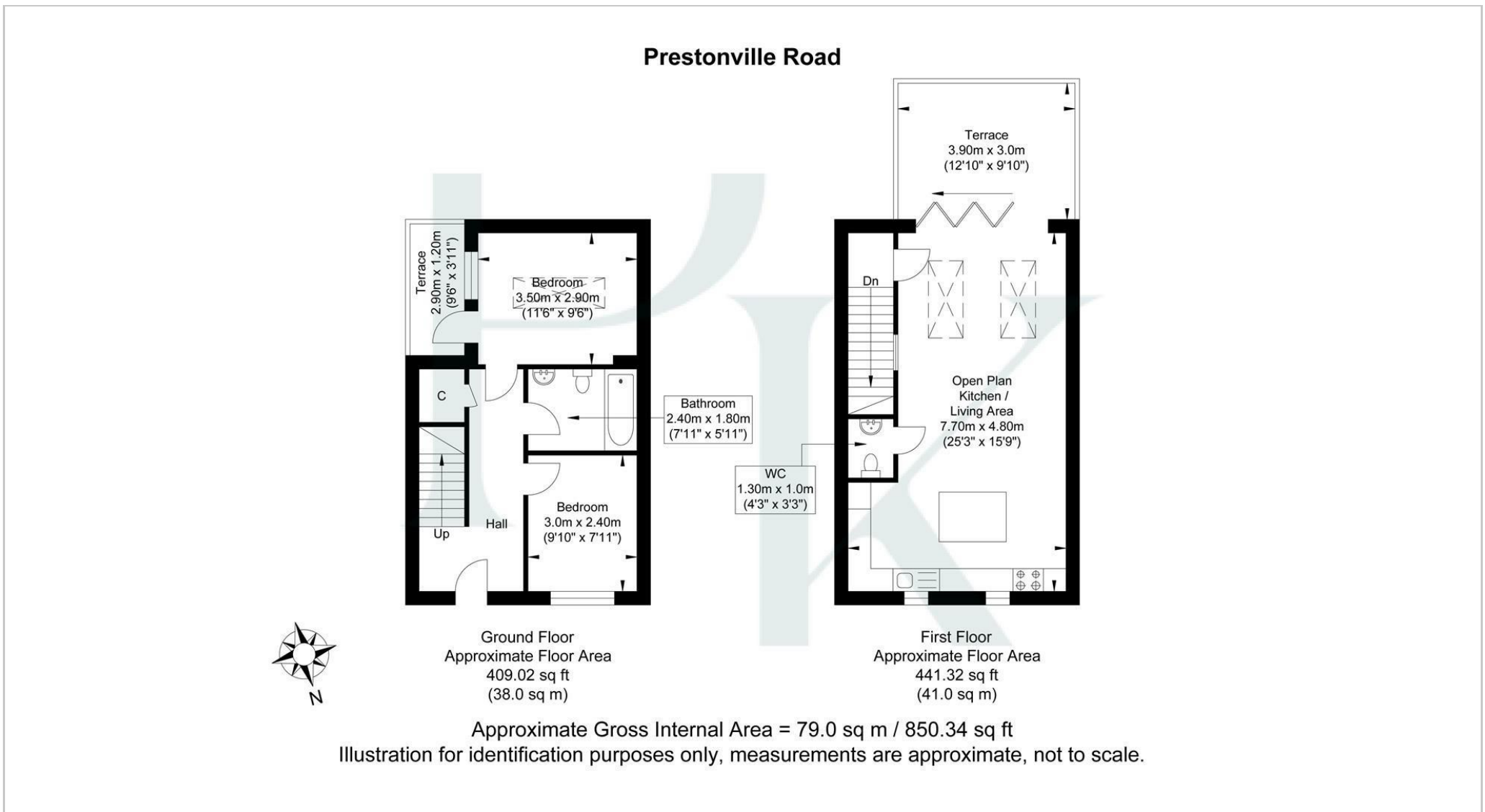
The home has been finished to an exceptional standard throughout, with luxury vinyl flooring to the living areas and soft carpeting to the bedrooms. High-quality contemporary internal doors with stylish door furniture are complemented by elegant painted satin skirting boards and architraves, brushed chrome light switches and sockets, LED spotlights throughout and dimmable lighting to both the kitchen and living areas. TV and Sky points are provided to both the living room and principal bedroom.

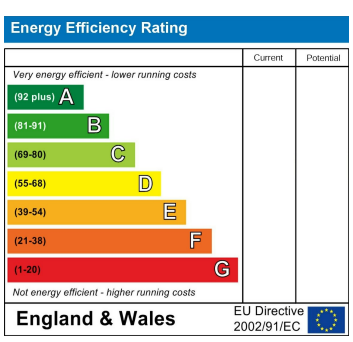
Comfort has been prioritised with gas-fired central heating, a pressurised hot water system and underfloor heating throughout the property, creating a warm and energy-efficient home all year round.

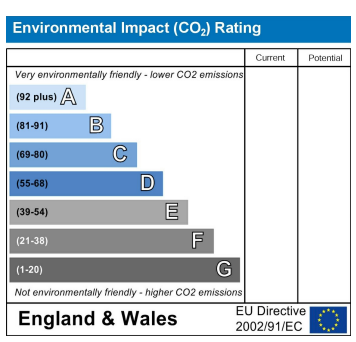
Externally, Plot 1 benefits from its own private entrance, an allocated off-road parking space complete with an electric vehicle charging point—an increasingly valuable feature in this sought-after central Brighton location. For added peace of mind, the property is also backed by a comprehensive 10-year BW Build Warranty.

Prestonville Mews enjoys an enviable setting close to the independent cafés, restaurants and shops of Seven Dials, while Brighton city centre, the seafront and Preston Park are all within easy reach. Brighton Station is approximately a 10-minute walk away, offering direct services to London Victoria and London Bridge in under an hour, making this an ideal home for commuters and those seeking the very best of Brighton living.

View the development here! - https://prestonvillemews.co.uk

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