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12 Port Hall Place

Brighton, BN1 5PN

Asking price £635,000





Tucked away in the ever-popular Port Hall district, moments from the open green spaces of Dyke Road Park and Hove Green, this beautifully arranged four-storey Victorian home offers a wonderful balance of character, versatility and elevated city living.

Spanning almost 1,300 sq ft, the property unfolds over four floors, creating a layout that works just as well for growing families as it does for those seeking flexible home-working or guest accommodation. Period features remain throughout, including bay windows, decorative cornicing and feature fireplaces, blending effortlessly with a relaxed, contemporary feel.

The ground floor is centred around two generous reception rooms. To the front, the elegant living room enjoys a large bay window that fills the space with natural light, whilst the separate dining room provides an ideal setting for entertaining or family meals. A family bathroom completes this floor.

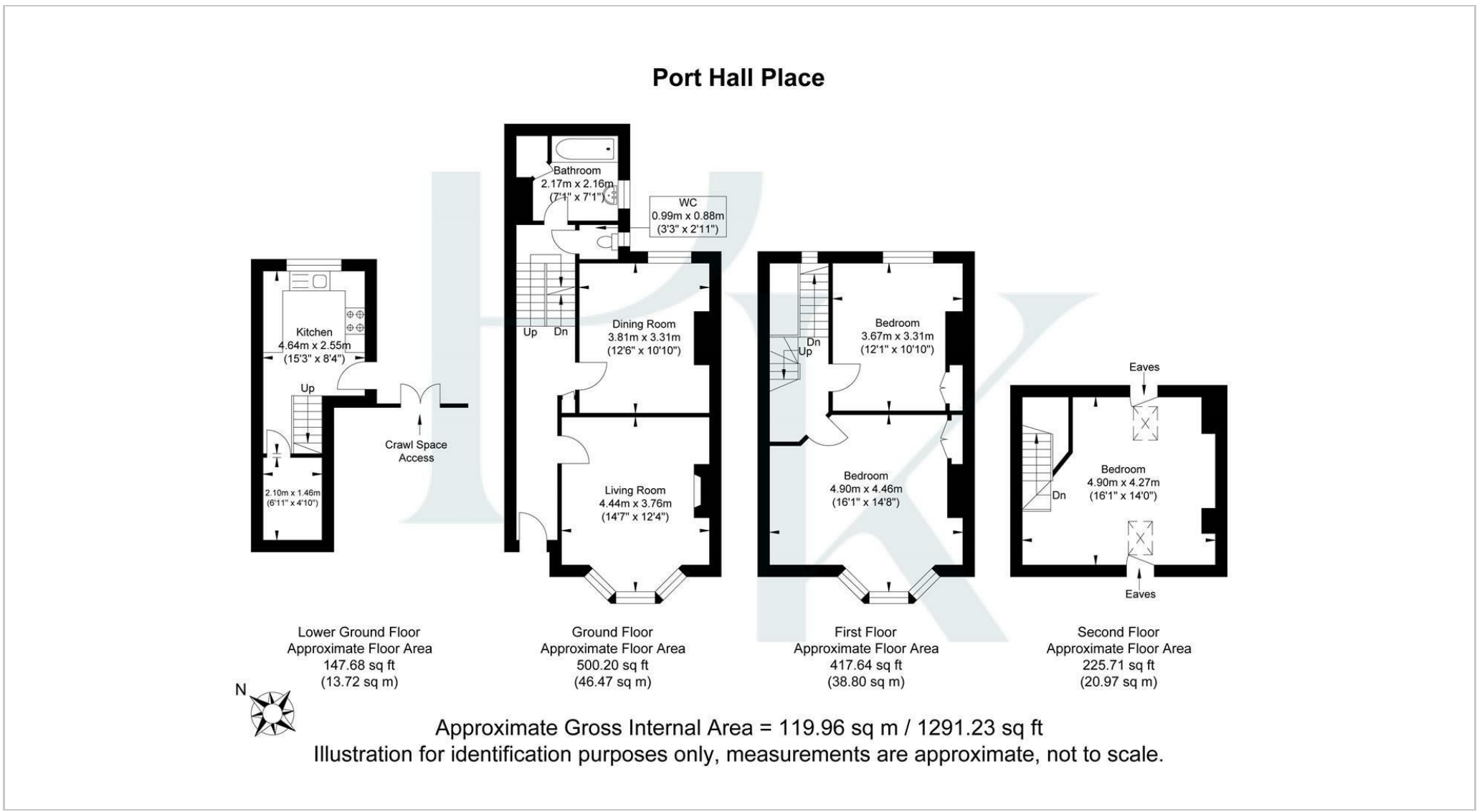
Adding to the property's flexibility is the lower ground floor, where the kitchen overlooks the garden and offers direct access outside, making it easy to enjoy indoor-outdoor living during the warmer months. There's also a further room that offers excellent potential as a home office, studio, gym, laundry room, or pantry alongside useful storage and access to the crawl space.

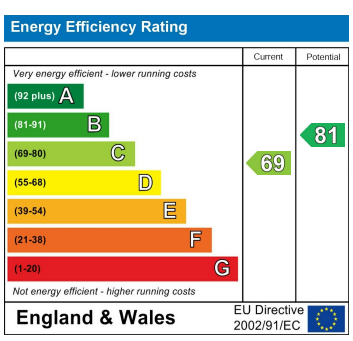
The first floor offers two spacious double bedrooms, including an impressive principal room stretching across the front of the house. Above, the converted loft provides a fantastic third bedroom with far-reaching rooftop views across Brighton towards the South Downs, creating a peaceful retreat away from the rest of the home.

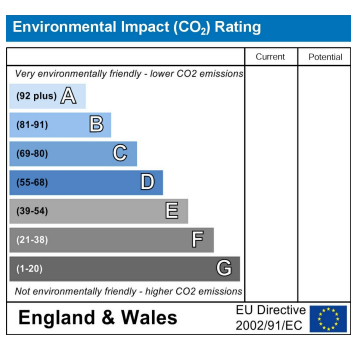
Outside, the private rear garden is wonderfully secluded, offering a tranquil setting for summer dining, relaxing or entertaining amongst mature planting.

Port Hall Place continues to be one of Brighton's hidden gems, loved for its friendly community feel and attractive Victorian homes. Dyke Road Park is just around the corner, while Hove Green, Seven Dials and Brighton city centre are all within easy reach, providing an excellent choice of independent cafés, restaurants, shops and commuter links. The seafront is also within easy reach, adding Brighton's famous beach, promenade and coastline to the area's long list of attractions. Brighton and Hove mainline stations are both easily accessible, making this an ideal location for those travelling to London and beyond.

Internal viewing is highly recommended to fully appreciate the character, flexibility and outstanding position this charming home has to offer.







Pearson Keehan