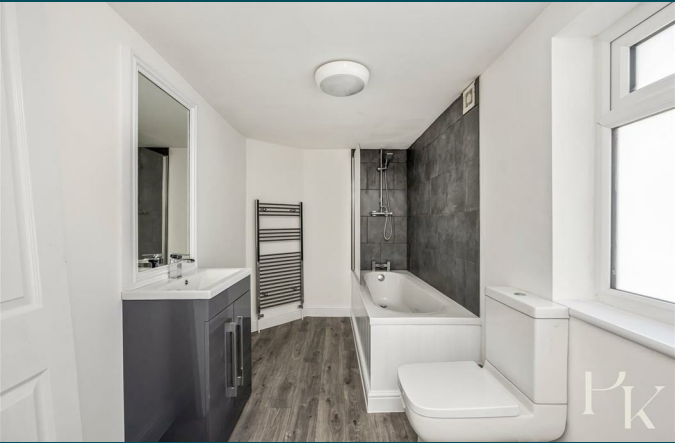




Surrey Street

Brighton, BN1 3PA

Offers over £425,000

A beautifully renovated and chain free two-bedroom terraced house, ideally positioned on the ever-popular Surrey Street, moments from Brighton Station and the city centre.

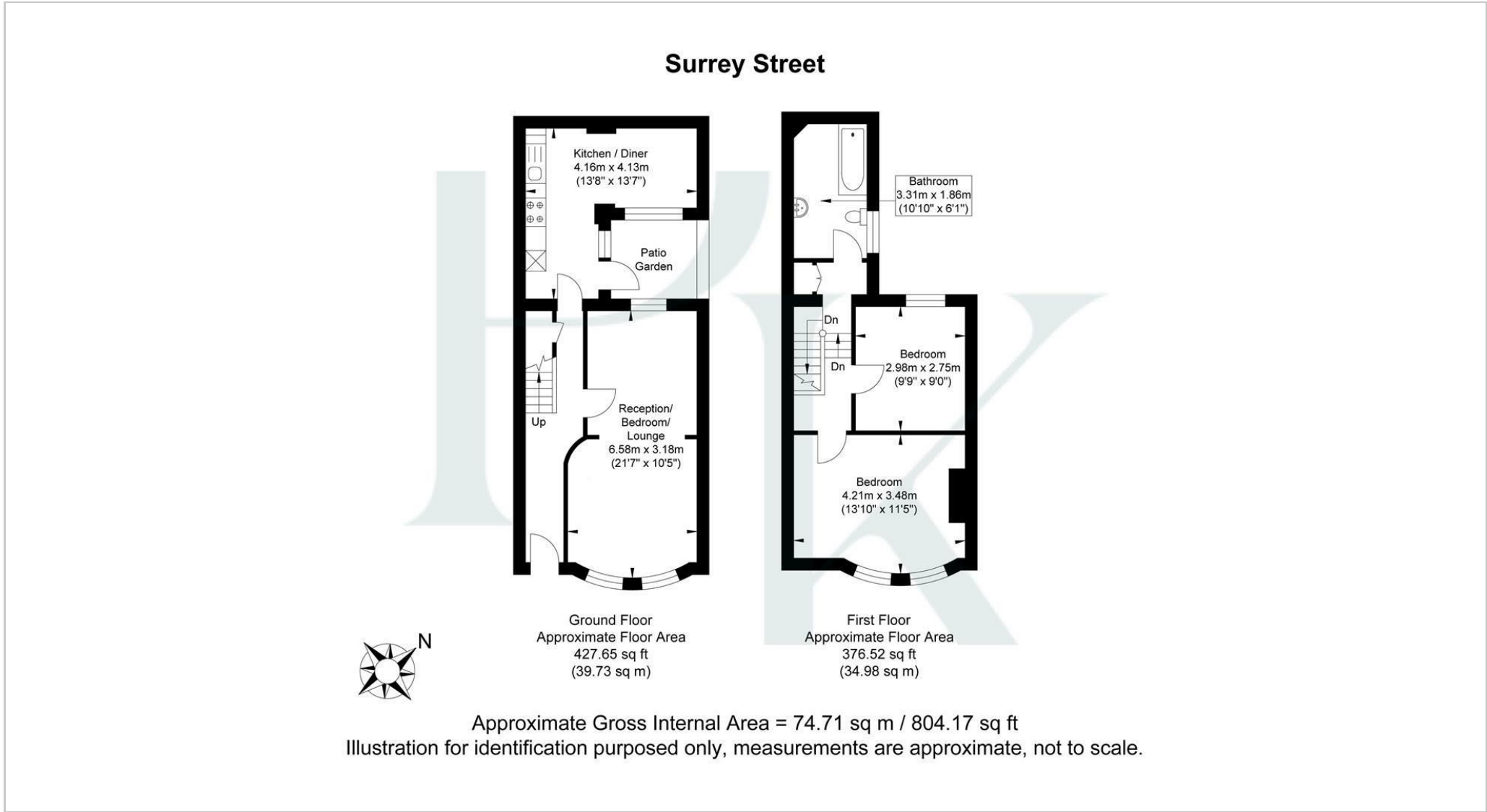
Having been fully refurbished throughout, the property is presented in excellent decorative order and offers bright, contemporary accommodation arranged over two floors. The house blends character features with modern finishes, creating a stylish and comfortable home ready to move straight into.

The ground floor comprises an impressive open-plan reception room with attractive bay frontage, generous proportions and excellent natural light. To the rear, the newly fitted kitchen has been finished in a sleek contemporary style with integrated appliances, wood-effect worktops and subway tiling, leading directly onto a private patio garden.

Upstairs, there are two well-proportioned double bedrooms along with a spacious modern bathroom finished with contemporary tiling and a full-sized bath with shower over. The property further benefits from newly fitted flooring, modern décor throughout and a bright, neutral finish.

Offered to the market chain free, Surrey Street is perfectly located within easy reach of Brighton mainline station, making it ideal for commuters, while the cafes, restaurants and amenities of Seven Dials and the city centre are all close by.

An exceptional home in a highly sought-after central location.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson
Keehan