

## Shaftesbury Place, Brighton, BN1 4QS

Approximate Gross Internal Area = 170.6 sq m / 1836 sq ft  
(Including Cellar)

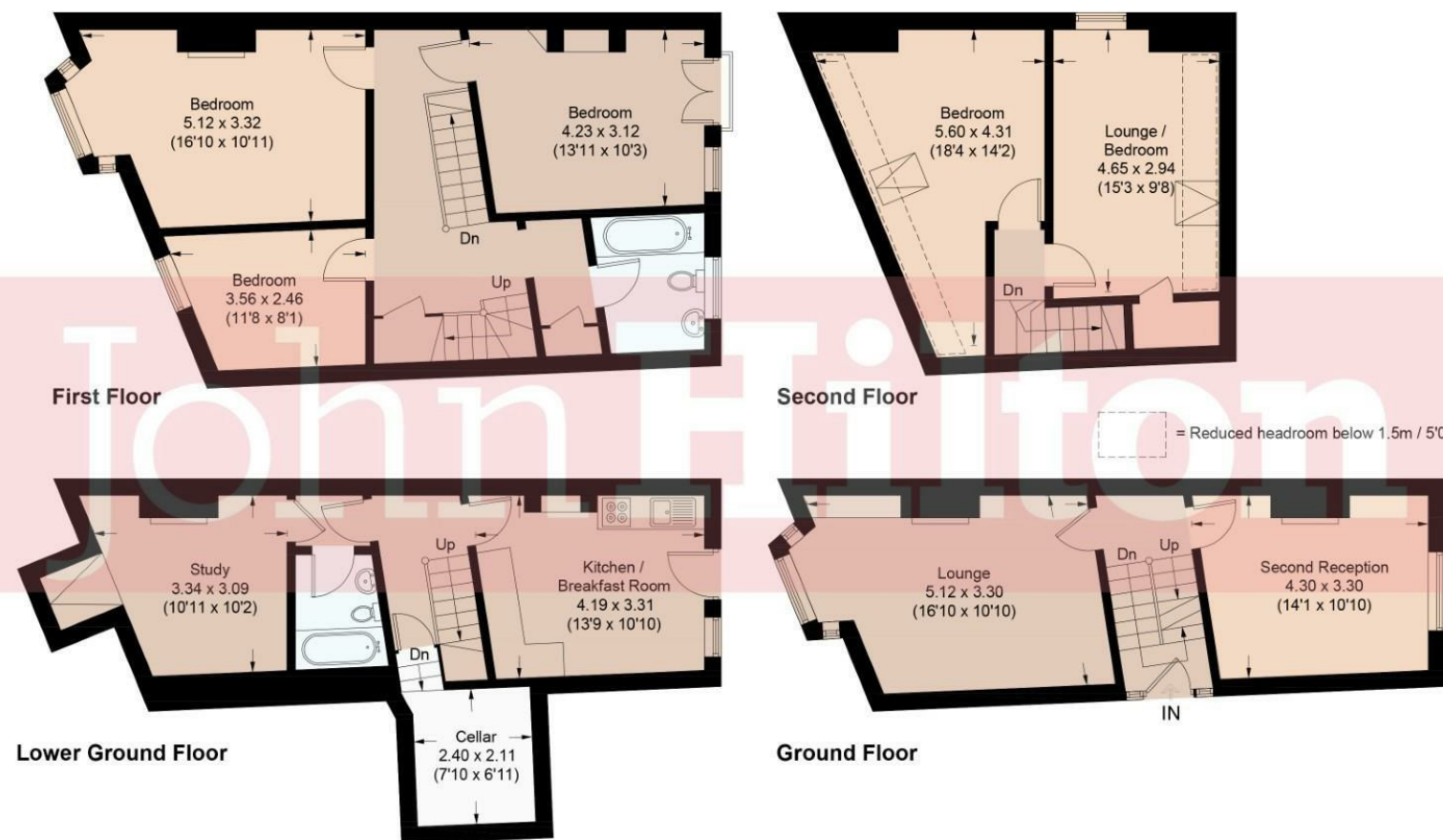


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2026



Total Area Approx 1836.00 sq ft

6 Shaftesbury Place, Brighton, BN1 4QS

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**Offers In Excess Of £500,000**  
**Freehold**





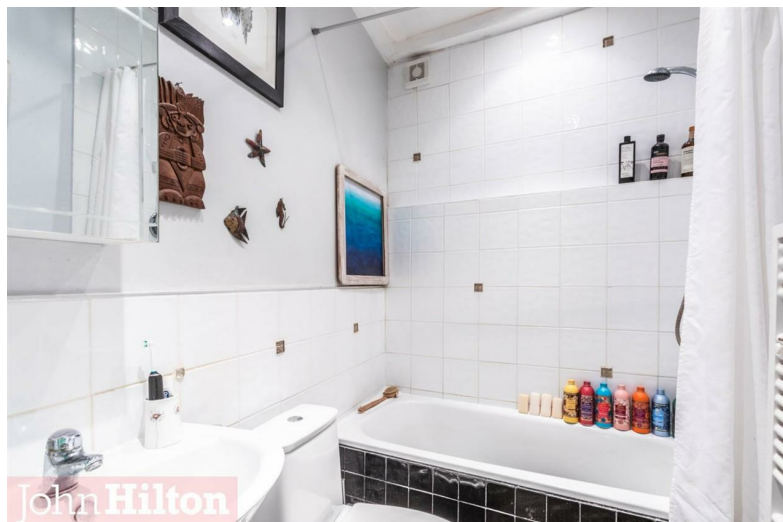
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## 6 Shaftesbury Place, Brighton, BN1 4QS

### Approach

Covered entrance with obscure glazed and stained leaded glass timber-framed door opening into:

### Entrance Landing

Stairs descend to lower ground floor and further stairs ascend to half landing.

### Lounge

5.12m x 3.30m (16'9" x 10'9")  
Bay window to front. Radiator, fireplace (not tested), built-in storage cupboard with shelving over, and corniced ceiling.

### Second Reception

4.30m x 3.30m (14'1" x 10'9")  
(Currently arranged as a bedroom) Double glazed window to rear offering elevated outlook over rooftops with radiator under. Vanity unit incorporating wash basin, toilet and drawers.

### LOWER GROUND HALLWAY

Door to cellar with light, measuring 2.40m x 2.11m. Radiator, ceramic tiled floor extends through to:

### Kitchen/Breakfast Room

4.19m x 3.31 (13'8" x 10'10")  
Double-glazed timber-framed window and double-glazed door opening onto rear garden. Fitted kitchen comprising a range of matching wall and base units with roll-edged work surfaces which extend to include a single-bowl stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine, slimline dishwasher, freestanding gas cooker and freestanding fridge-freezer. Radiator, ceramic tiled floor, directional spotlights on track, high-level cupboard and shelving.

### Bathroom

Panel-enclosed bath with thermostat shower over and part-tiled surround, pedestal wash hand basin, low-level WC, ceramic tiled floor and heated towel rail.

### Study

3.34m x 3.09m (10'11" x 10'1")  
Light well with double-glazed skylight and deep tiled cill, radiator, fireplace (not tested), corner desk shelf with shelving over, high-level cupboard, and exposed timber floorboards.

### FIRST FLOOR LANDING

Further stairs to second floor with storage cupboard under. Picture rail, and built-in utility cupboard offering space and plumbing for washing machine.

### Bedroom

4.23m x 3.12m (13'10" x 10'2")  
Double-glazed window to rear alongside double-glazed French doors which open to Juliet balcony and offer elevated views over rooftops. Radiator.

### Bedroom

5.12m x 3.32m (16'9" x 10'10")  
Single-glazed bay window to front with radiator under, built-in wardrobe and feature fireplace.

### Bedroom

3.56m x 2.46m (11'8" x 8'0")  
Double-glazed window to front, wall-mounted shelf and radiator.

### Bathroom

Obscure double-glazed window to rear. Panel-enclosed bath with mixer tap and hand-held shower attachment, pedestal wash hand basin, and WC. Radiator and vinyl floor.

### SECOND FLOOR LANDING

### Lounge/Bedroom

4.65m x 2.94m (15'3" x 9'7")  
Double-glazed window to side with fitted Venetian blind, radiator under, timber-framed skylight with retractable black-out blind offering widespread distant views over rooftops. Tongue and groove panelling and door into eaves storage.

### Bedroom

5.60m x 4.31m (18'4" x 14'1")  
Double-glazed skylight fitted with retractable black-out blind, radiator, recessed shelving and tongue and groove panelling.

### West-Facing Rear Garden

Wall-enclosed with rockery to rear housing mature plants.



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- NO ONWARD CHAIN
- Preston Circus District
- Versatile Accommodation
- Arranged Over Four Floors
- Study & Cellar
- Five Bedrooms
- Two Receptions
- West-Facing Rear Garden
- Widespread City Views
- Adjacent to London Road Station

\*\*\* NO ONWARD CHAIN \*\*\* Offered exclusively by John Hilton's, this charming, bay-fronted Victorian townhouse presents a rare opportunity to acquire a much-loved home that has remained in the same family for over fifty years. Ideally positioned in the highly convenient and central Preston Circus area, adjacent to London Road Station, the property combines period character with exceptional potential. Arranged over four impressive floors with the added benefit of a cellar, the deceptively spacious and versatile accommodation provides exciting scope for a prospective purchaser to reconfigure, enhance, and truly make the home their own. The home further benefits from a charming west-facing courtyard garden - perfect for enjoying afternoon and evening sunshine - as well as wonderful, far-reaching views across the city from the upper floors. Situated within the catchment area of highly regarded primary and secondary schools and enjoying excellent transport links, this is a superb opportunity to secure a substantial, characterful Victorian residence in a sought-after and well-connected location.

| Energy Efficiency Rating                    |   |           |
|---------------------------------------------|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92-101)                                    | A |           |
| (81-91)                                     | B |           |
| (69-80)                                     | C |           |
| (55-68)                                     | D |           |
| (39-54)                                     | E |           |
| (21-38)                                     | F |           |
| (1-20)                                      | G |           |
| Not energy efficient - higher running costs |   |           |
| Current                                     |   | Potential |
| 71                                          |   | 80        |
| England & Wales                             |   |           |
| EU Directive 2002/91/EC                     |   |           |

Council Tax  
Band: D

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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