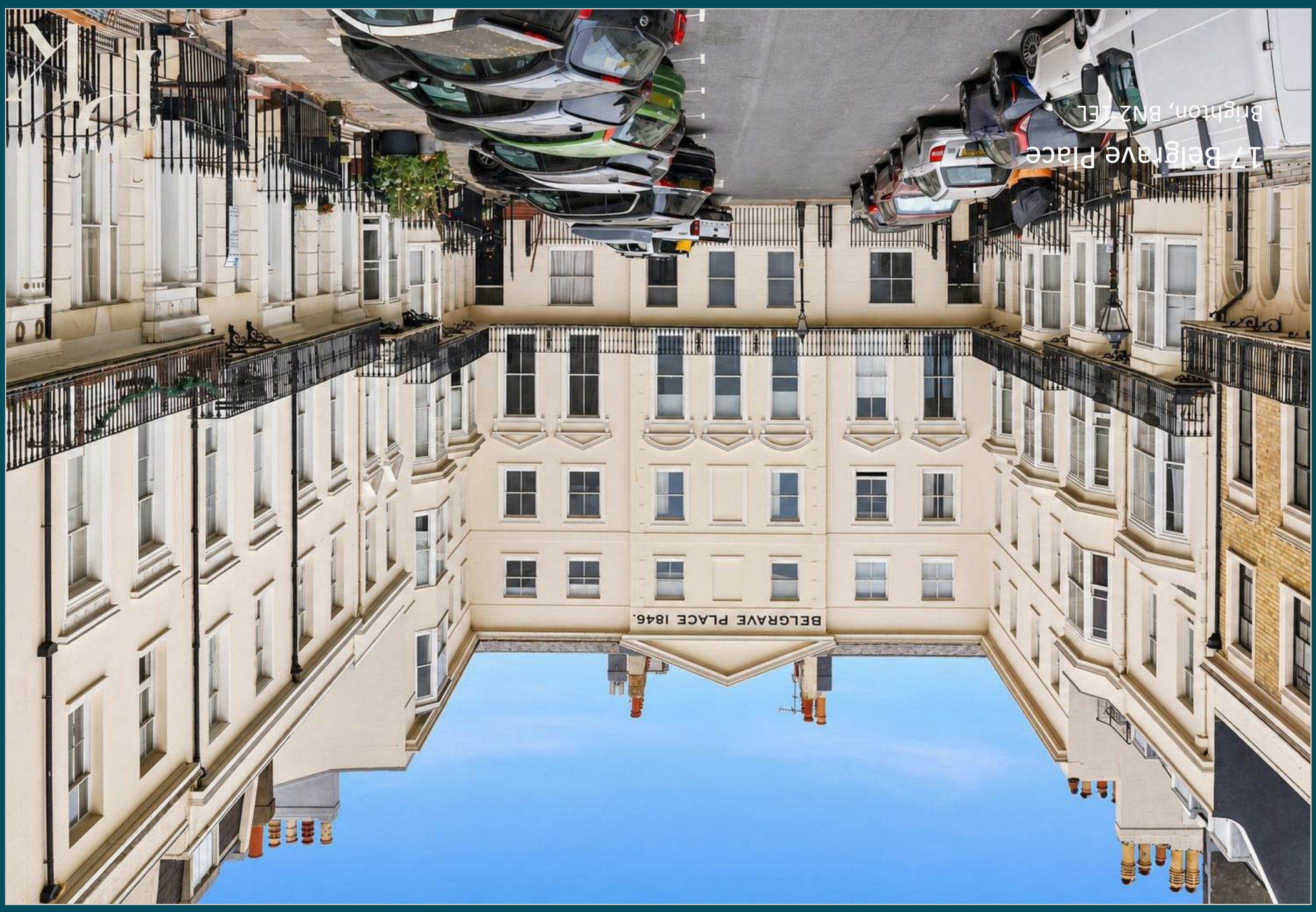

17 Belgrave Place

Brighton, BN2 1EL

111 Dyke Road, Brighton, BN1 3JE
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17 Belgrave Place

Brighton, BN2 1EL

Offers over £650,000

A truly unique duplex apartment occupying the top two floors of this handsome period building, ideally positioned just off Brighton seafront with wonderful sea views and a private roof terrace.

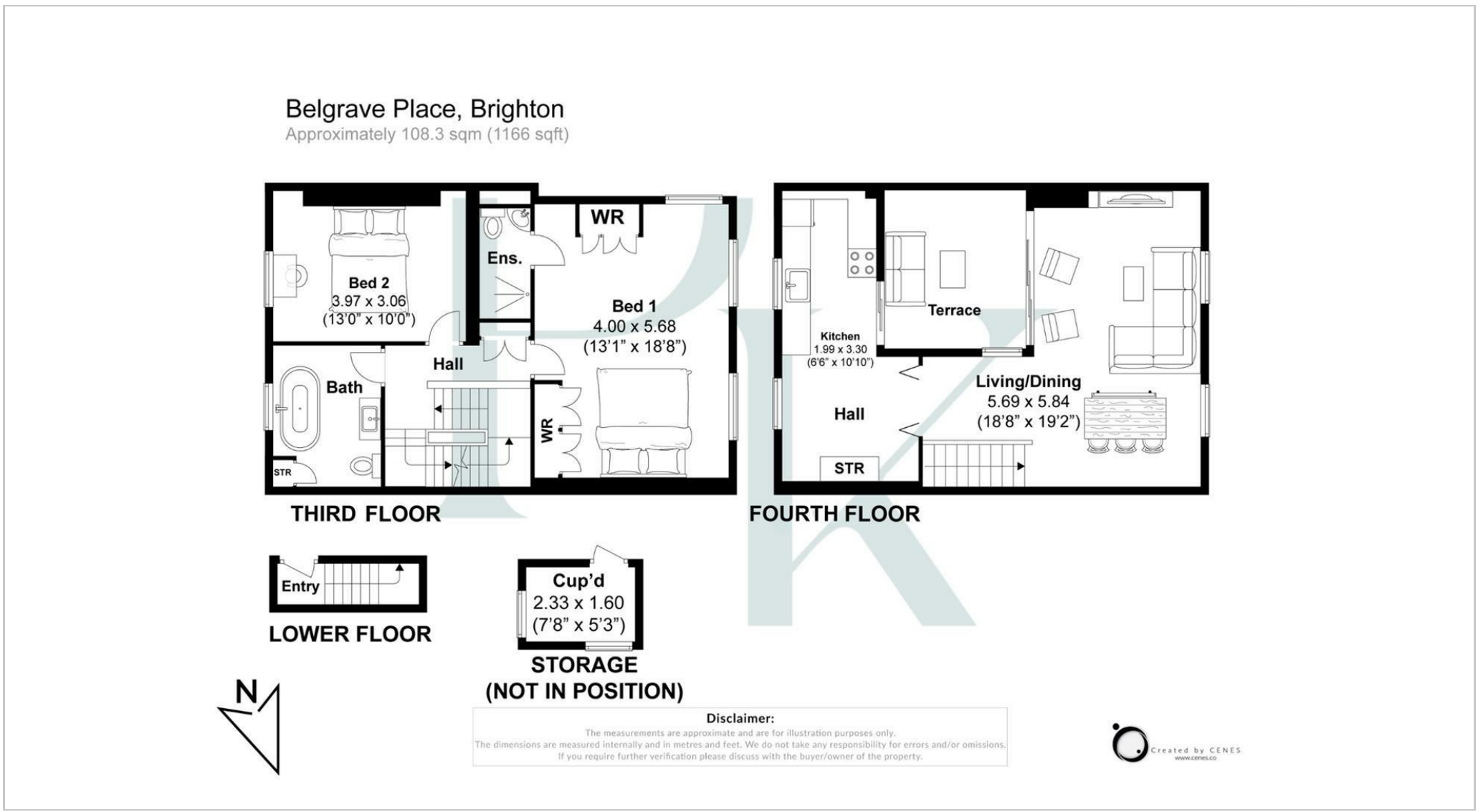
Offering approximately 1,166 sq ft of beautifully arranged accommodation, this distinctive home has a layout that feels more akin to a house than an apartment. The upper floor is a particularly impressive space, with the kitchen, dining and living areas arranged around the private roof terrace. Filled with natural light from multiple aspects, this wonderful open-plan space feels bright, airy and spacious, with large glazed doors opening directly onto the terrace to create a seamless connection between the indoor and outdoor spaces.

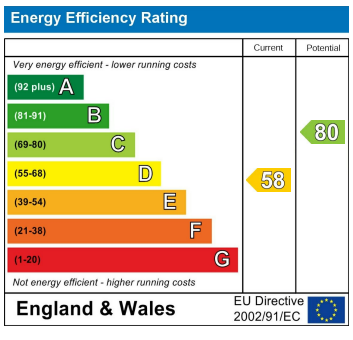
The lower floor provides two generous double bedrooms, including an impressive principal bedroom with en-suite, together with a beautifully appointed bathroom featuring a freestanding bath and useful storage.

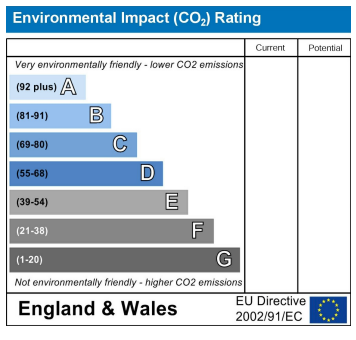
A further unusual benefit is a separate room situated on the half landing within the communal areas. Currently used as storage, this versatile space could potentially provide a home office, study or hobby room.

Set within the historic and highly desirable Belgrave Place, the property is just moments from Brighton seafront and promenade, with the restaurants, cafés, bars and independent shops of Kemptown and the city centre all within easy reach.

With its generous proportions, exceptional top-floor living space, private roof terrace and sea views, this is a genuinely individual Brighton home offering a rare combination of space, light and character.







Pearson Keehan