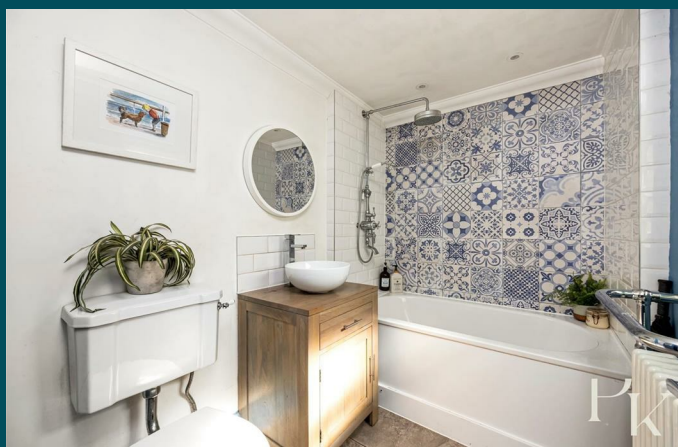
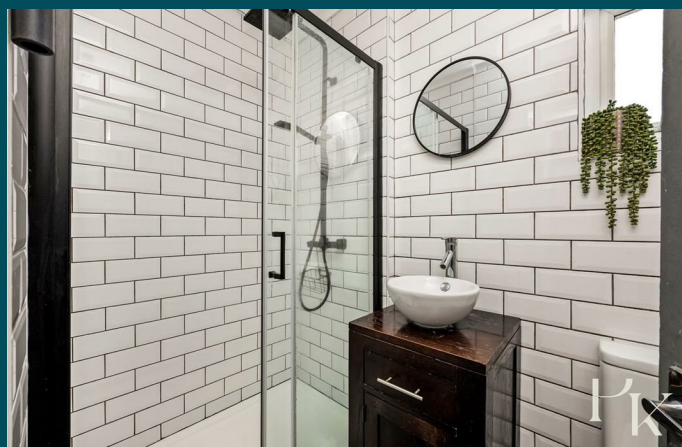




54 Clifton Street

Brighton, BN1 3PG

Offers in excess of £725,000

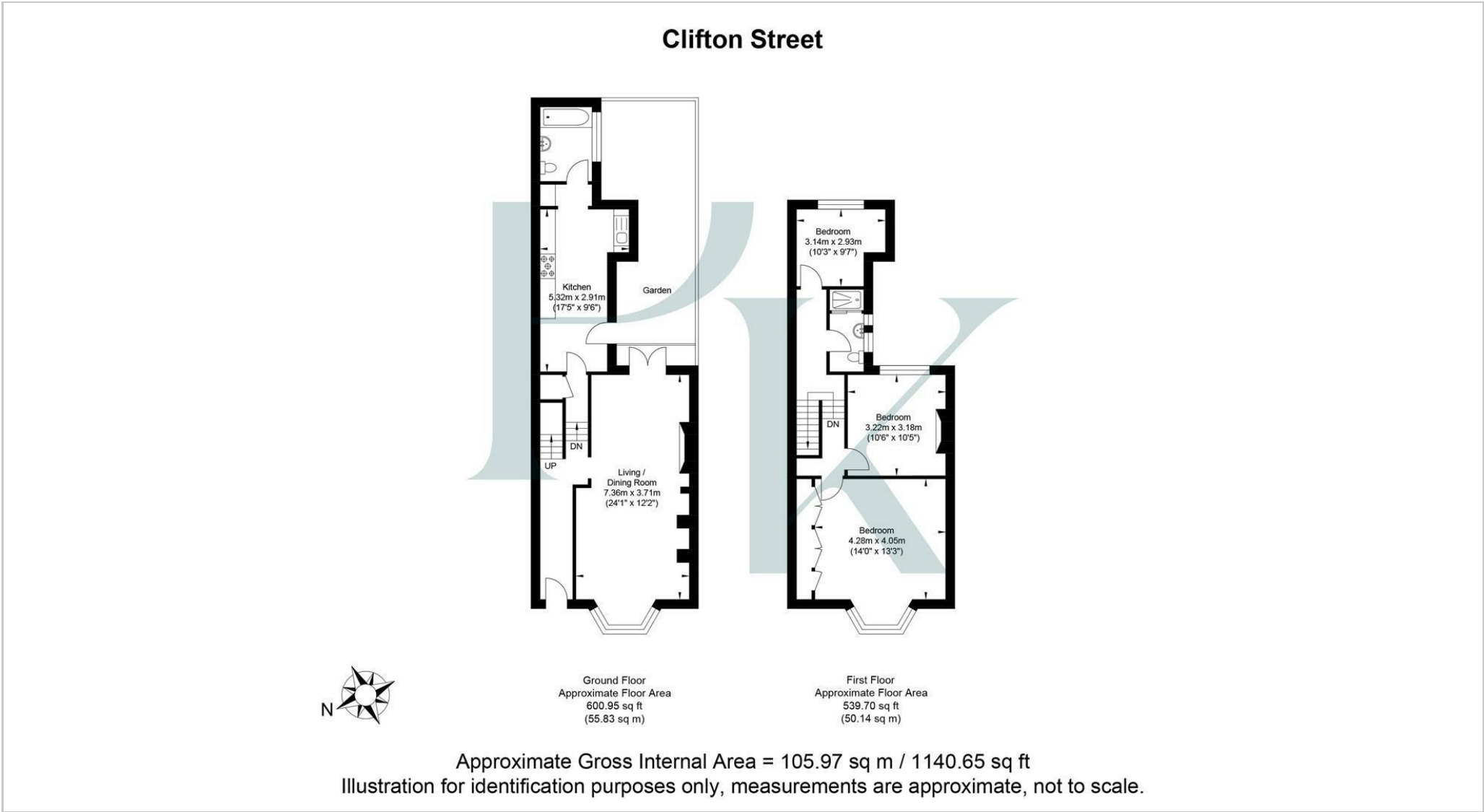
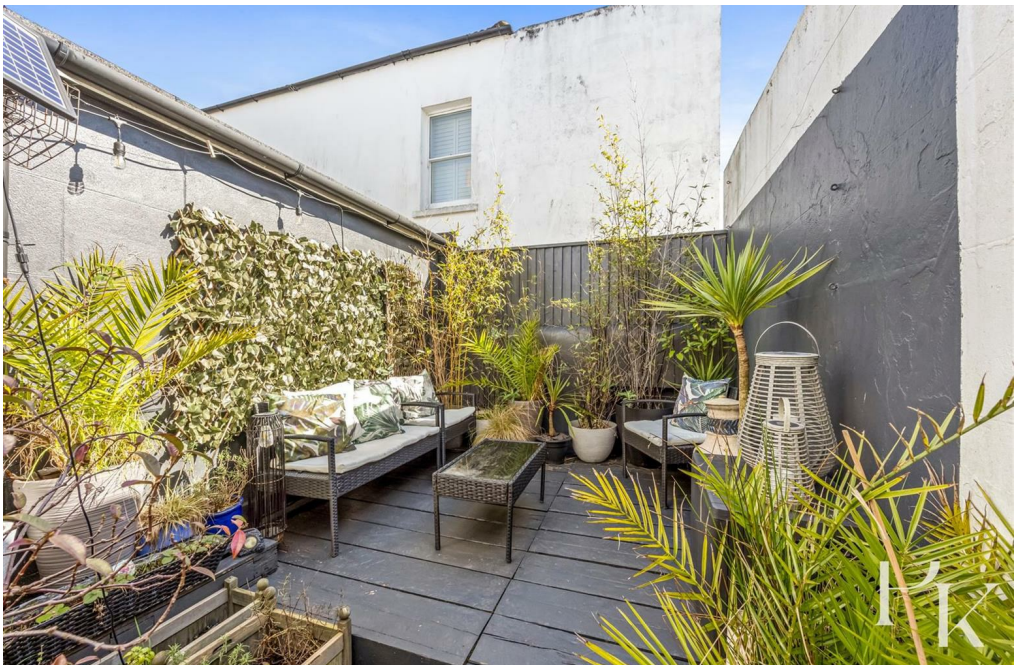
A beautifully presented and thoughtfully renovated three-bedroom, two bathroom period home, ideally positioned in a uniquely peaceful setting in the heart of Brighton, less than a minute’s walk to Brighton central railway station.

The property has been extensively improved by the current owners, blending stylish contemporary finishes with charming period features. The ground floor offers a superb and spacious open-plan living and dining space, complete with a feature fireplaces, a wood burning stove, bespoke shelving and a bay window, creating a warm and inviting environment.

To the rear, a well-designed kitchen, including a breakfast bar and seating, provides excellent storage and workspace, leading out to a private, low-maintenance garden, a rare and valuable addition in such a central location. Off the kitchen, there is a useful utility area, with a bathroom positioned beyond, adding further practicality to the ground floor layout.

Upstairs, the house offers three well-proportioned double bedrooms, including a particularly spacious principal room with built-in wardrobes, along with a modern shower room, all finished to a high standard.

Clifton Street is a quiet, one-way road in an exceptionally central location, ideally positioned close to Seven Dials. Despite being in the heart of Brighton, it offers a rare sense of calm, while remaining just a short walk the vibrant North Laine district, a wide range of cafés, restaurants and amenities, as well as the seafront.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	79

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