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**48 Exeter Street**  
Brighton, BN1 5PH

**Offers In The Region Of £650,000**



## 48 Exeter Street

A well presented two bedroom Victorian terraced home in the popular Port Hall district of Brighton that offers the opportunity to create additional accommodation ( SNPP ).

Exeter Street is situated within the highly sought-after Port Hall area of Brighton, just a short stroll from the vibrant Seven Dials, known for its excellent selection of cafés, delis, restaurants, and independent shops. The area is well served by a range of highly regarded schools catering to all age groups, making it ideal for families. Brighton mainline station is also within easy walking distance, offering convenient connections to London and the City for commuters.

- Two Bedroom Victorian Terraced Home
- Favoured Porthall District of Brighton
- Two Reception Rooms
- Kitchen / Breakfast Room
- Spacious Bathroom / W.C. with Separate Shower
- Walled East Facing Patio Garden.
- Potential to Extend ( SNPP )
- Short Walk of Seven Dials & Brighton Station.
- Council Tax Band C Epc Rating C





This well maintained home is entered via a welcoming entrance hall that leads into a bright, bay fronted lounge at the front of the property, with a second reception room situated behind ideal for flexible living or entertaining space. To the rear, a spacious kitchen / breakfast room opens directly onto a paved, east-facing garden, perfect for enjoying morning sunlight.

Upstairs, painted wooden stairs lead to a half landing where a generous family bathroom can be found, complete with a WC and separate shower. The first floor offers two well-proportioned double bedrooms.

A pull down wooden ladder provides access to the loft space, which benefits from windows to both the front and rear, as well as useful eaves storage. This versatile area offers excellent potential for conversion into an additional bedroom with en-suite facilities, subject to the necessary consents.

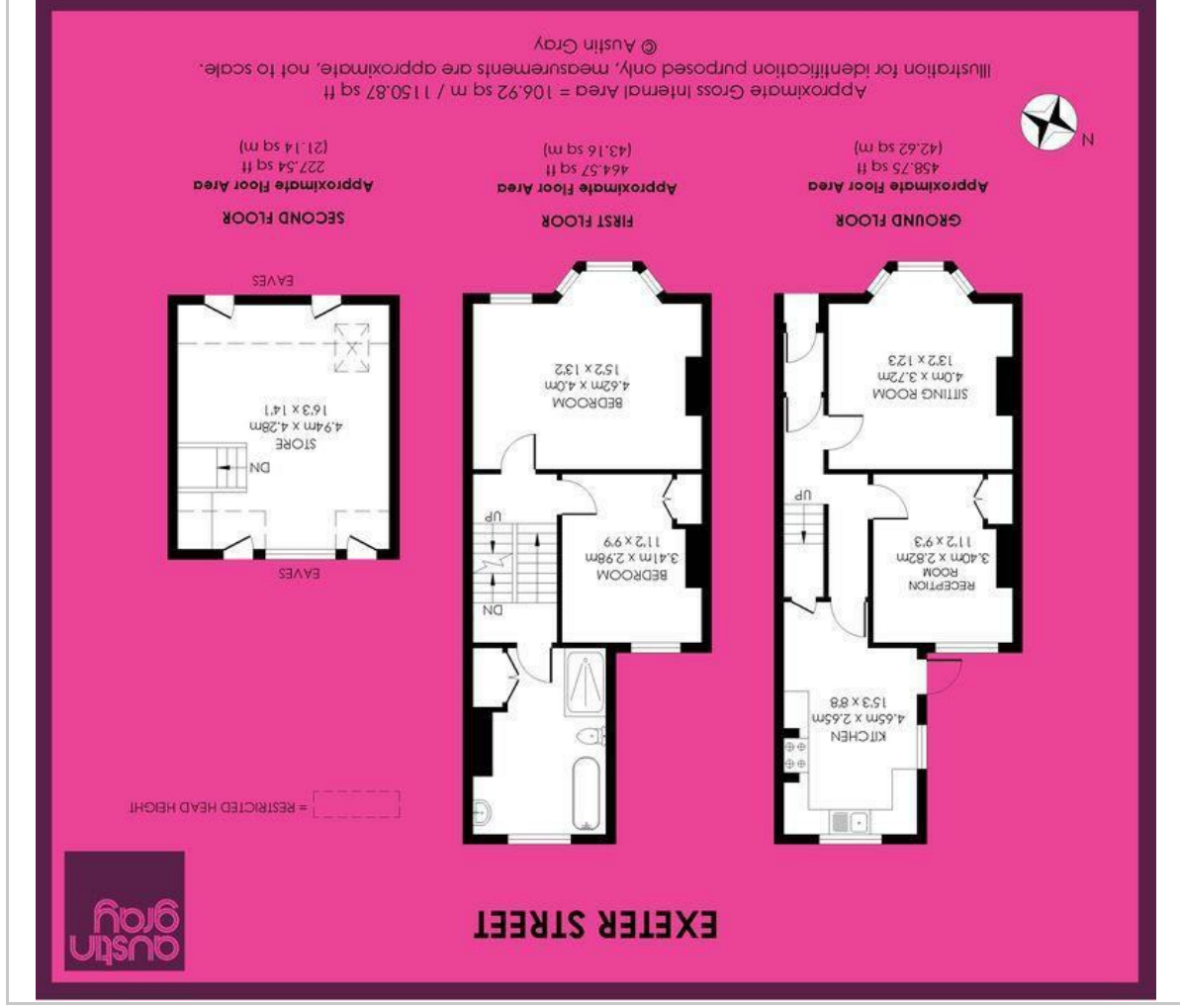
Having been carefully maintained by the current owner, the property presents an excellent opportunity for buyers to personalise and make it their own.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Viewing

Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.

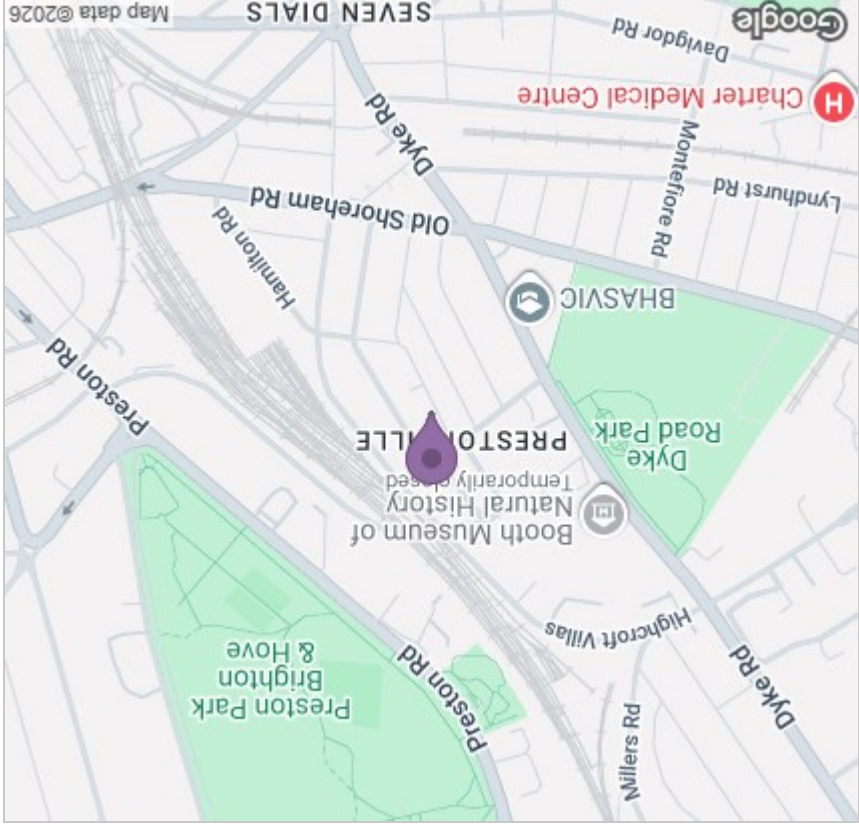


Floor Plan

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
72	80

EU Directive 2002/91/EC  
 Not energy efficient - higher running costs  
 Very energy efficient - lower running costs

Energy Efficiency Graph



Area Map