

17 New England Street

Brighton, BN1 4GQ

Guide price £650,000

Built in 2007, this contemporary home has been thoughtfully styled and enhanced by the current owner, creating a warm, characterful and highly versatile property that works brilliantly as a main residence, weekend retreat or centrally located Brighton home. The accommodation is flexible, well arranged and ideal for modern living, with multiple outside spaces and excellent natural light throughout.

Set within a quiet no through road, the property offers a rare sense of privacy while remaining moments from the centre of Brighton. The ground floor is arranged with a welcoming entrance hall, guest cloakroom, fitted kitchen and an impressive open plan sitting and dining room. This generous living space is full of character, with decorative panelling, a stylish feature fireplace, period style radiators and a large skylight that draws natural light into the rear of the room. French doors open directly onto a west facing courtyard garden, creating an ideal space for summer dining, barbecues and entertaining.

The first floor provides two bedrooms and two bathrooms. The front bedroom enjoys access onto a private balcony, while the rear bedroom is well suited as a guest room, child's room or home office. A family bathroom and additional shower room provide excellent practicality.

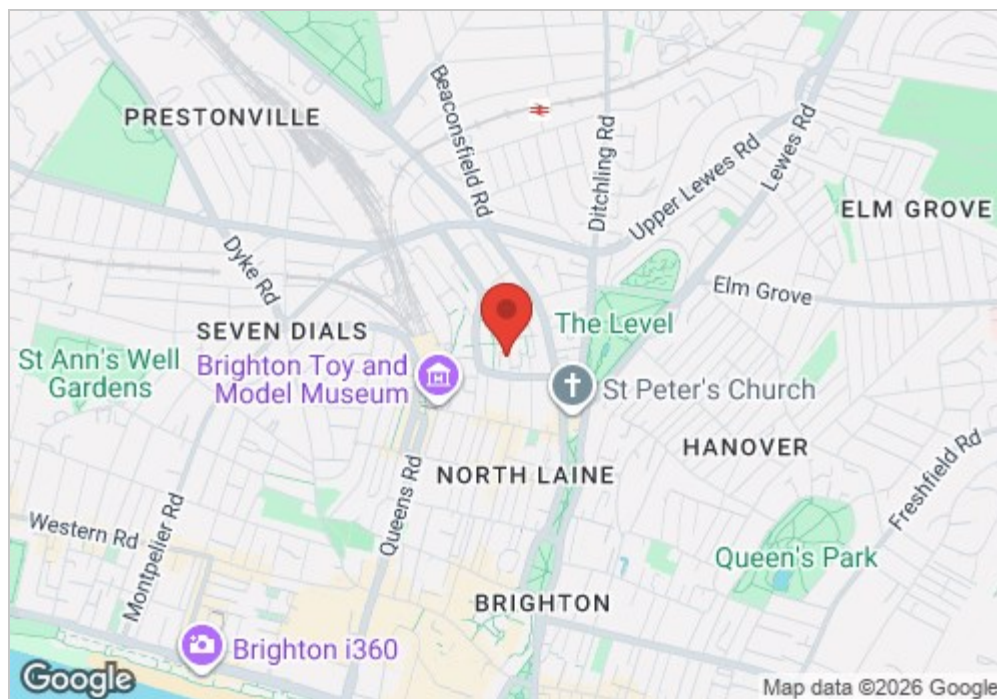
The second floor offers two further bedrooms, including a generous rear bedroom and a front bedroom with its own balcony. These rooms are served by a smart shower room, making the upper floors particularly well arranged for family living, guests or working from home.

The top floor is a standout feature of the home. Currently arranged as a dressing room and additional living space, it provides superb flexibility and could be used as a studio, home office, reading room or entertaining area. From here, doors open onto an impressive roof terrace measuring approximately 25 ft, enjoying far reaching views across Brighton's rooftops, with St Bartholomew's Church forming a striking backdrop.

With four bedrooms, multiple bathrooms, two balconies, a west facing courtyard garden and a large roof terrace, this is an excellent freehold home in one of Brighton's most convenient central locations. The combination of flexible accommodation, generous outside space and immediate access to the city centre makes this a particularly compelling opportunity

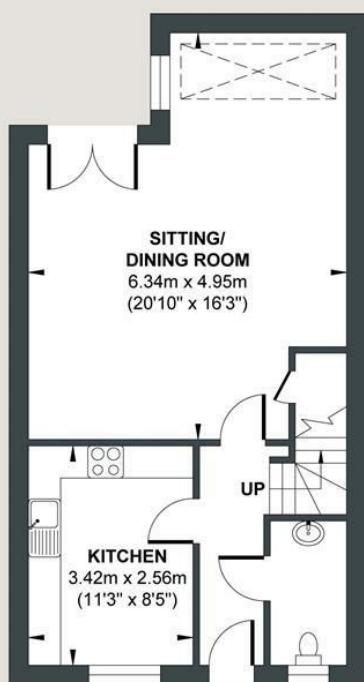
- Four bedroom freehold townhouse in central Brighton.
- Quiet no through road moments from the city centre.
- Moments from Brighton Station, the Lanes and the city centre.
- West facing courtyard garden, ideal for outside dining.
- Impressive top floor roof terrace with rooftop views.
- Approximately 1,449 sq ft arranged over four floors.
- Excellent income potential due to strong central Brighton demand.
- Generous open plan sitting and dining room with direct courtyard access.
- Two private balconies from the front bedrooms.
- Rare central Brighton freehold with excellent lifestyle appeal

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



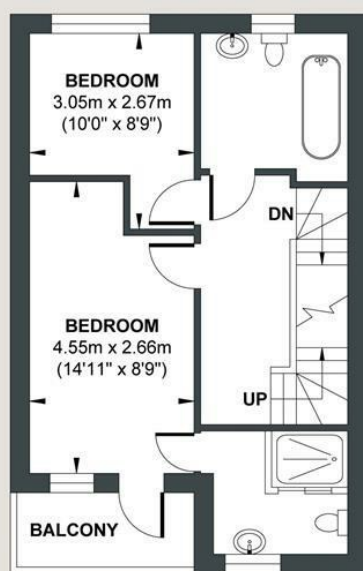
NEW ENGLAND STREET

Approx. Gross Internal Floor Area = 134.67 sq m / 1449.57 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



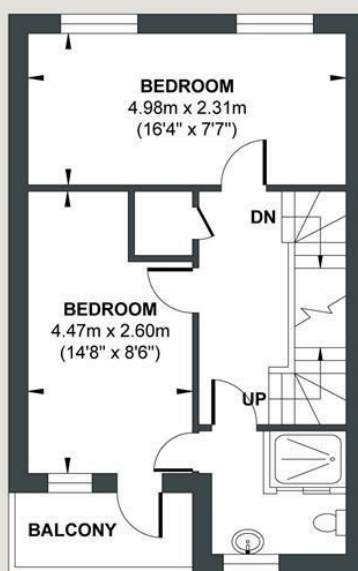
GROUND FLOOR

Approximate Floor Area
484.16 sq ft
(44.98 sq m)



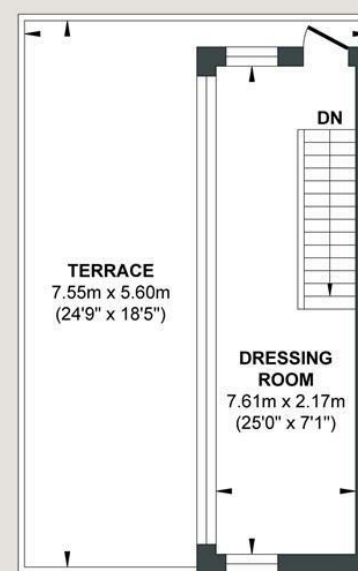
FIRST FLOOR

Approximate Floor Area
393.85 sq ft
(36.59 sq m)



SECOND FLOOR

Approximate Floor Area
393.85 sq ft
(36.59 sq m)



THIRD FLOOR

Approximate Floor Area
177.71 sq ft
(16.51 sq m)



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All measurements are approximate

