PHILLIPS & STILL

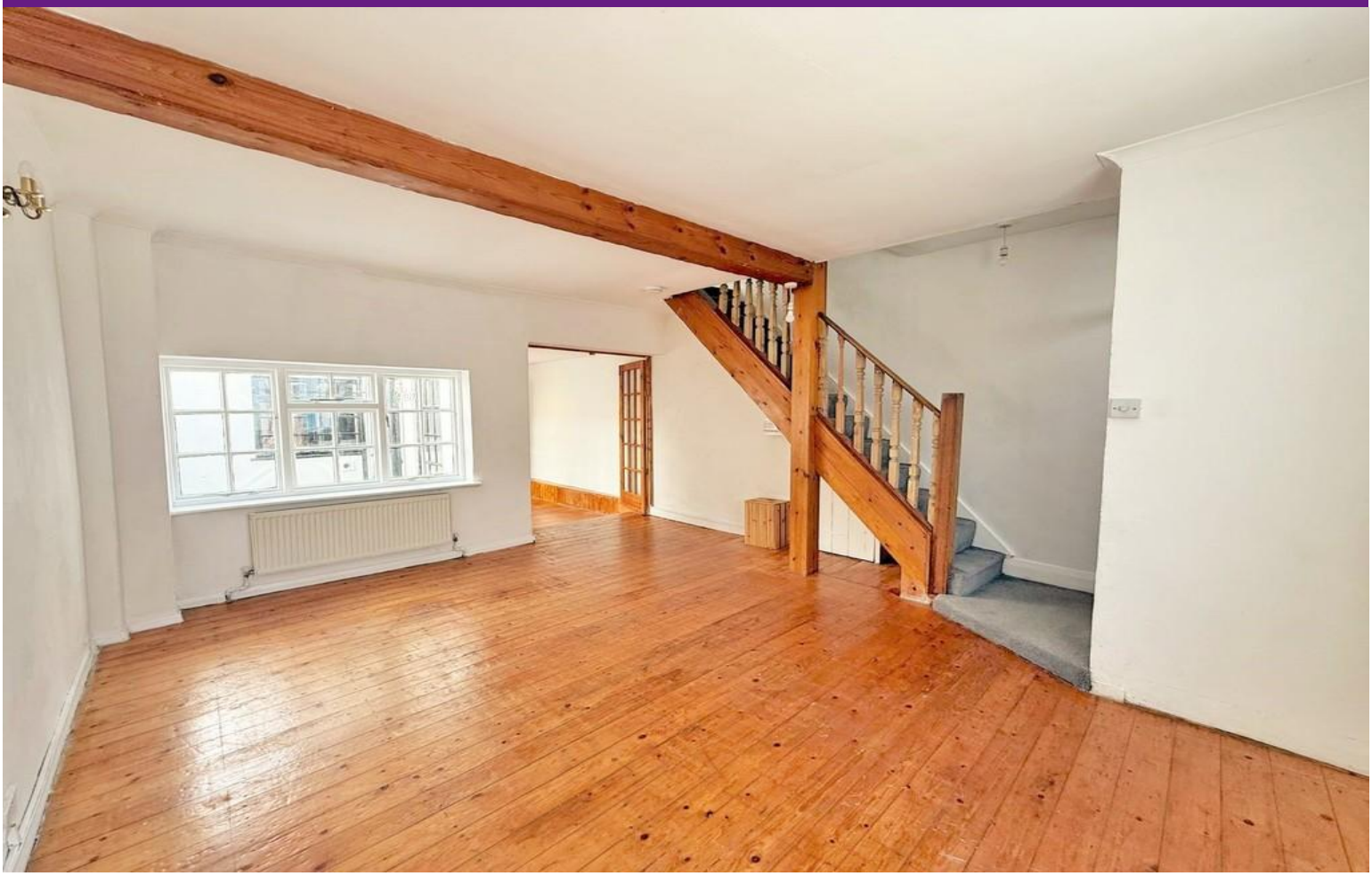
Cross Street, Hove

Asking Price of £600,000

- **A Fantastic & Spacious Mid Terrace Town House**
- **South Facing Accommodation Over Three Floors**
- **Four Bedrooms - Three Large Doubles + One Single**
- **Lounge, Separate Dining Room & Kitchen**
- **Two Shower Rooms**
- **Sought After Central Brighton / Hove Border**

  Moments From Western Road & Seafront

Cross Street, Hove, BN3 1AJ



This very generously proportioned South facing mid terrace town house offers spacious & versatile living accommodation over three storeys and is located in one of central Brighton's most sought after addresses. Cross Street is a one-way residential street known for its' wonderful period architecture and amazingly vibrant & convenient location just off Western Road and a few minutes' walk from our famous seafront. Waitrose is close by and both Hove & Brighton mainline railway stations are within easy reach for any commuters. With so much space on offer, it is very much open to interpretation to suit your needs and lifestyle with so many people requiring a home office these days!

Starting with the ground floor, the fantastically light & bright living accommodation comprises of a large lounge, separate dining room that opens onto the private patio garden and a generous separate kitchen to the rear. You also have a ground shower room with W.C.
To the first floor are two impressive double bedrooms and a second shower room with W.C.
On the second (top floor) is the third double bedroom and a fourth single bedroom ideal for use as a home office or nursery with a peaceful rear outlook.
Other benefits of this fantastic period house include a brand new boiler, new windows to the rear and internal & external redecoration so with no onward chain, it is ready to move straight into and make your own!

In terms of location, you will not find a more exciting place to live than here! You are situated moments from the hustle & bustle of Western Road with its vast array of amenities including cafes, trendy coffee shops & restaurants, bars, boutiques, convenience shops, supermarkets and more. Our famous seafront is just a few minutes' walk away so popping out for an ice cream and stroll along the promenade will no doubt become a regular occurrence for you and Brighton mainline railway station is also close by for anyone who commutes. Little Western Street is one of the City centre's top addresses and somewhere you'll be certain of experiencing that vibrant cosmopolitan lifestyle that Brighton & Hove is so well known for!

Cross Street, Hove, BN3 1AJ

Approximate Gross Internal Area = 101.9 sq m / 1097 sq ft
(Excluding Patio Garden)

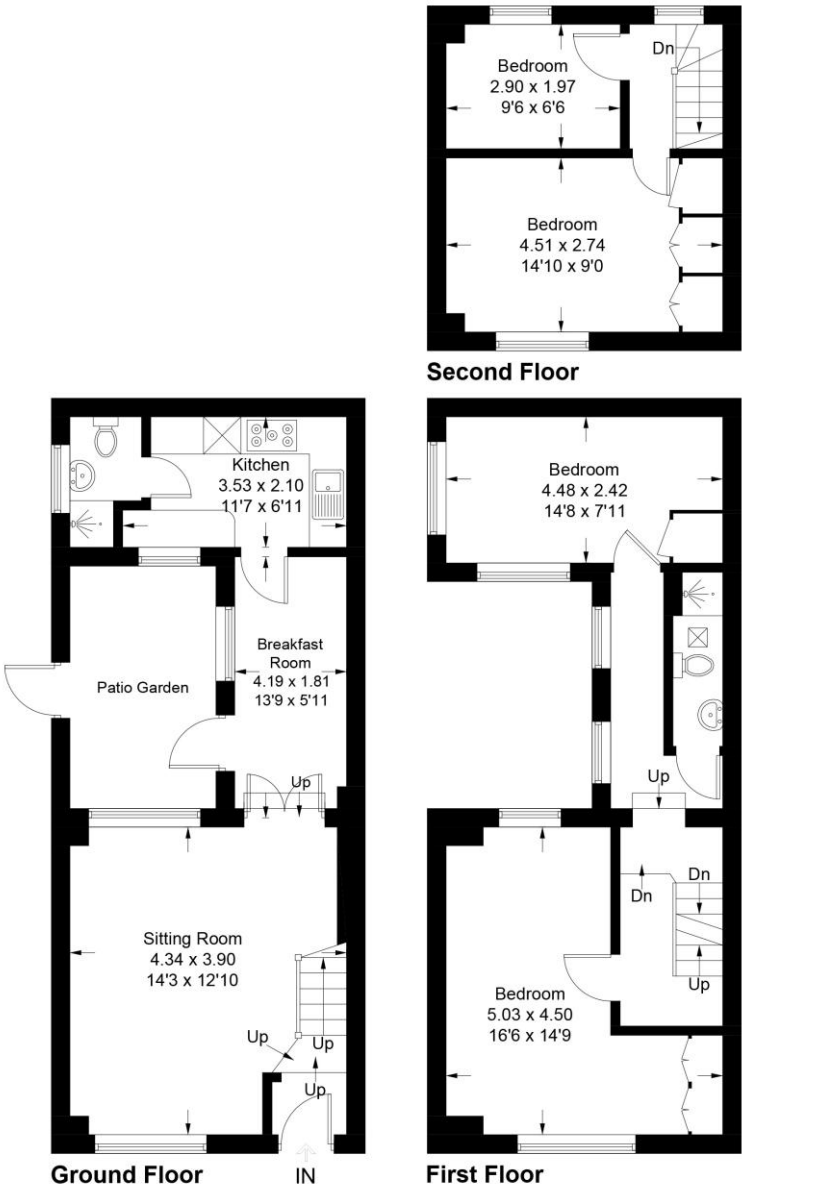


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

Accommodation

GROUND FLOOR

LOUNGE
14' 3" x 12' 10" (4.34m x 3.91m)

DINING ROOM
13' 9" x 5' 11" (4.19m x 1.8m)
Opening onto private patio

KITCHEN
11' 7" x 6' 11" (3.53m x 2.11m)

GROUND FLOOR SHOWER ROOM
With W.C.

FIRST FLOOR

LANDING

BEDROOM ONE
16' 6" x 14' 9" (5.03m x 4.5m)
With built-in storage

2ND SHOWER ROOM
With W.C.

BEDROOM TWO
14' 8" x 7' 11" (4.47m x 2.41m)

SECOND (TOP) FLOOR

BEDROOM THREE
14' 10" x 9' 0" (4.52m x 2.74m)
With built-in storage

BEDROOM FOUR
9' 6" x 6' 6" (2.9m x 1.98m)

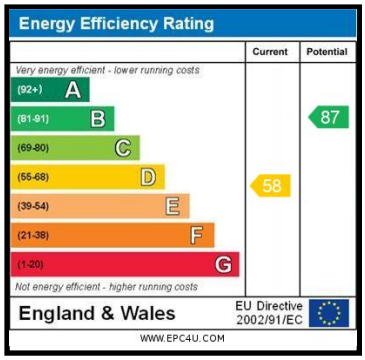
OUTSIDE

PRIVATE REAR COURTYARD GARDEN
West facing & accessed via dining room and gated side alleyway

What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
http://list.english-heritage.org.uk

Directions

For directions to this property please contact us.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk