



Guildford Street, Brighton, BN1 3LS
£550,000 - £600,000 Guide



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A superb three-bedroom Victorian house, ideally located in the heart of Brighton just moments from Brighton Station, Seven Dials and the seafront. Arranged over three floors, the property is beautifully presented throughout and benefits from a private east-facing courtyard garden.

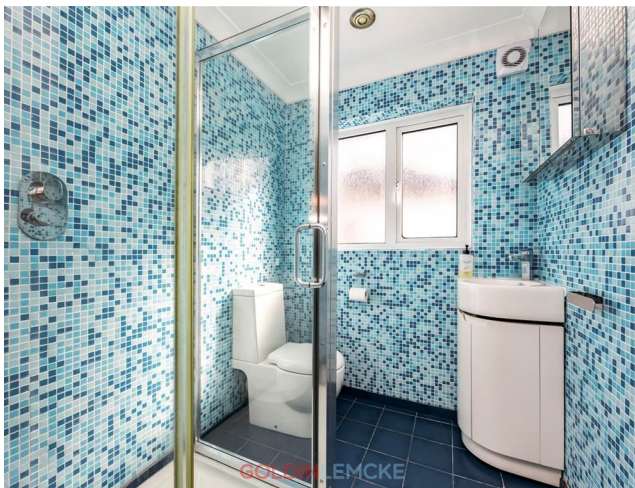




Further Information

The accommodation comprises on the lower ground floor a generous fitted kitchen and dining area with a separate utility space to the rear, opening onto the courtyard via sliding doors. The ground floor features a spacious living room with original wooden flooring, modern shower room, and a third bedroom currently used as a study/music room. Upstairs, there are two further double bedrooms, both with fitted storage and open views across the city. Blending period character with a modern finish, this is a well-kept and versatile home in a great central location.

Guildford Street is ideally located in this highly sought-after spot between Seven Dials and Brighton Station, making it ideal for commuters and anyone who enjoys city living. There is an excellent range of local shops, cafes and pubs nearby, with the seafront and city centre also within easy reach. The area has a friendly, residential feel while still being right in the heart of Brighton.



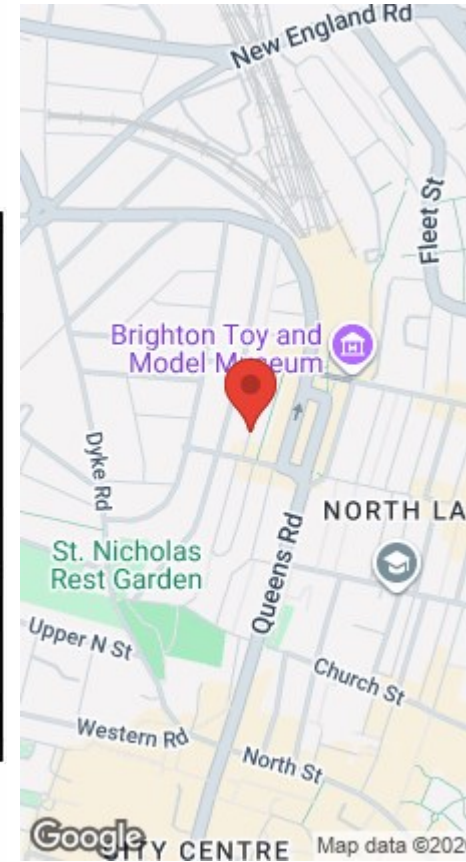
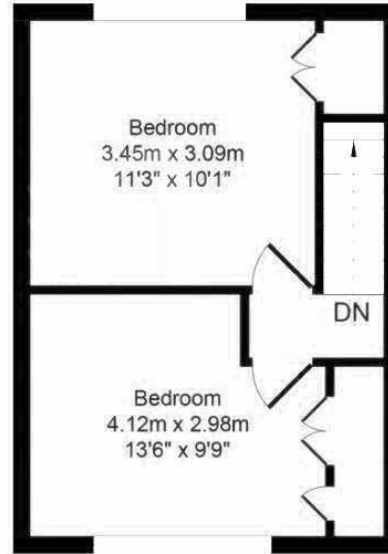
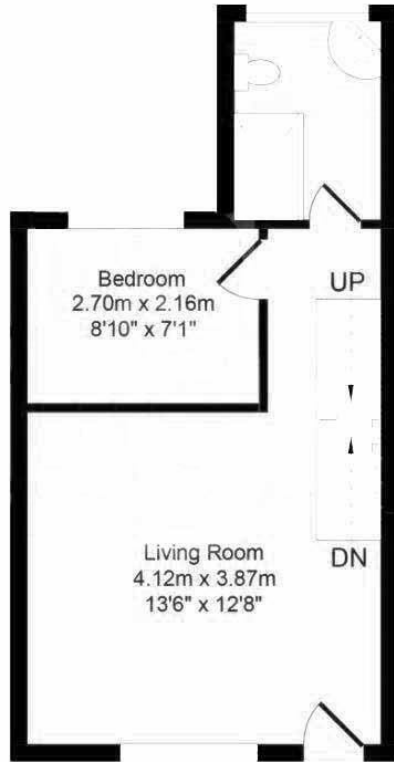
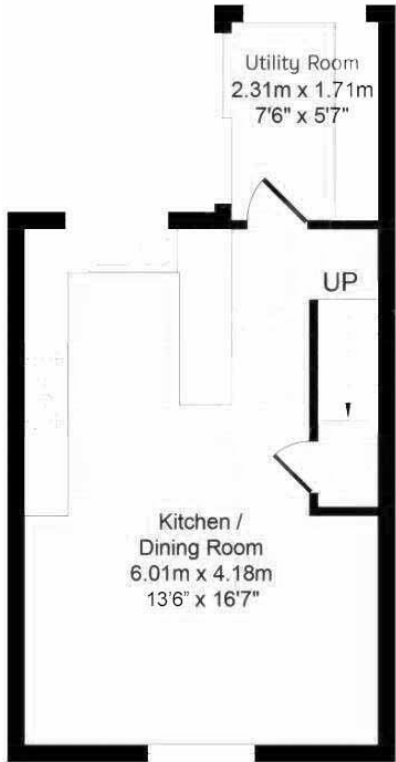
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Lower Ground Floor
30.0 sq.m. (323.0 sq. ft.) approx.

Ground Floor
30.0 sq.m. (323.0 sq. ft.) approx.

1st Floor
25.0 sq.m. (269.0 sq. ft.) approx.



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Approximate Gross Internal Area = 85.0 sq m / 915.0 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

SELLING SOMETHING SIMILAR?

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Call 01273 777123 or email property@goldinlemcke.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		74	
(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	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.