

24 Victoria Street

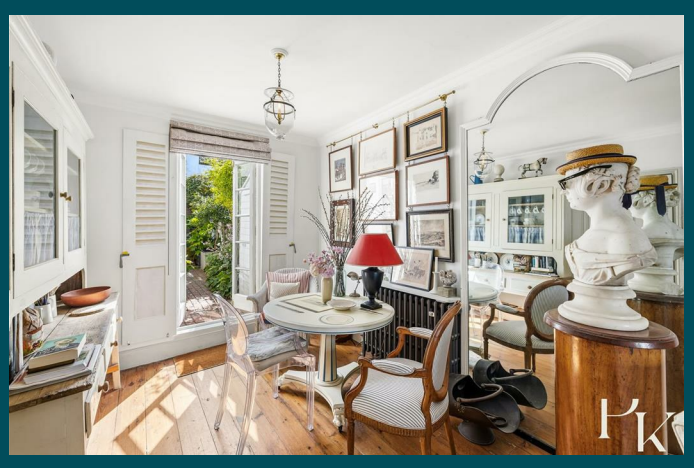
Brighton, BN1 3FQ













111 Dyke Road, Brighton, BN1 3JE
Tel: 01273 964484 **Email:**brighton@pearsonkeehan.com pearsonkeehan.com

24 Victoria Street

Brighton, BN1 3FQ

Asking price £725,000

A beautifully presented and wonderfully characterful Grade II listed two-bedroom home, enviably positioned at the top of Victoria Street within the highly sought-after Montpelier & Clifton Hill Conservation Area. Full of charm, warmth and individuality, this much-loved home has been exceptionally well cared for by the current owners and offers a rare combination of period character, beautifully maintained interiors and exceptional outside space.

The accommodation is arranged over two floors and retains a wealth of charming period features, including elegant bow windows, original fireplaces, timber flooring and beautifully detailed interiors, while having been thoughtfully maintained to create a comfortable and inviting home. The impressive through lounge/dining room provides a wonderful heart to the home, with elegant proportions, a feature fireplace and bow window to the front, flowing through to the dining area at the rear and providing direct access to the garden.

The well-appointed kitchen is positioned to the rear and is both practical and beautifully presented, with a good range of storage and worktop space. At the far end, a charming breakfast seating area creates an additional informal space for dining or relaxing, with views towards the garden.

Upstairs are two well-proportioned bedrooms, with the principal bedroom enjoying the elevated outlook and sea views, alongside a stylish shower room.

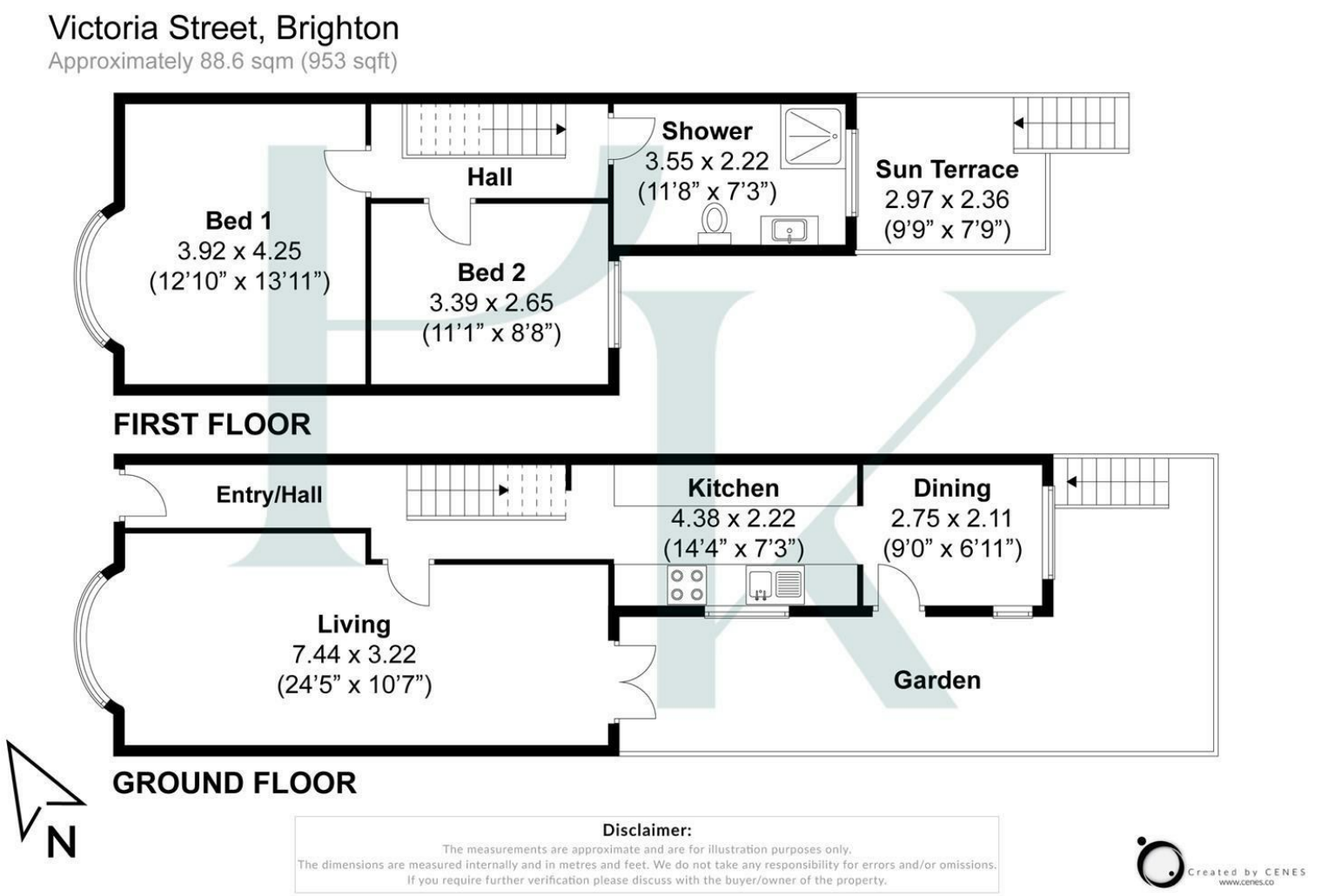
One of the property's most exceptional features is its outside space. The secluded patio garden is beautifully established and wonderfully private, providing a peaceful setting for outdoor dining and entertaining. Beyond this, and an extremely rare feature for a home of this type, is a separate roof terrace offering further space to sit and enjoy the elevated position and sea views. To have both a garden and a roof terrace in this location is a particularly unusual and desirable combination!

The property is situated in one of Brighton's most sought-after residential areas, within the Montpelier & Clifton Hill Conservation Area and close to the wealth of independent shops, cafés, restaurants and amenities of Seven Dials, Western Road and central Brighton. The seafront is also within easy reach, while Brighton Station is conveniently accessible for commuters.

Offered for sale with no onward chain, this is a truly charming period home that combines character, excellent presentation and an exceptional selection of outside spaces in a highly desirable elevated location.







Pearson Keehan