



HAMLYN SMITH

£900,000 - £950,000

TEMPLE STREET, HOVE

3 BEDROOMS

2 RECEPTIONS

2 BATHROOMS

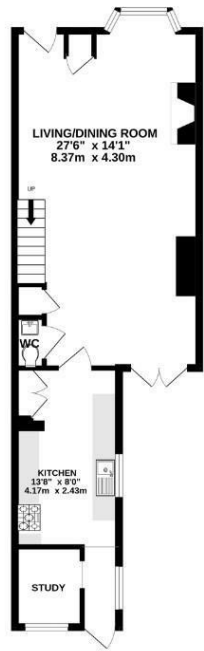
Guide Price £900,000 - £950,000

Located on the quiet, no-through road of Temple Street, this beautiful three-bedroom Regency townhouse is within the prestigious Clifton Hill Conservation Area and has been the subject of considerable refurbishment by its current owners. The location is just a short stroll from Brighton seafront and a wealth of local amenities, including the vibrant cafés, bars, and shops along Western Road.

- Regency Townhouse
- 3 Bedroom family home
- Located within the Clifton Hill Conservation Area
- 3-Storey house
- Patio garden
- Beautifully renovated
- Located on the quiet, no-through road of Temple Street
- Council Tax Band E
- Airconditioning in the principal bedroom.



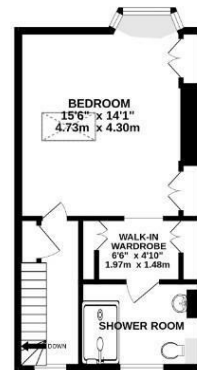




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TEMPLE STREET

TOTAL FLOOR AREA: 1464sq. ft. (136.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**hamlyn
smith.**

Temple Street, Brighton

HAMLYN SMITH

As you arrive at the house, the white-rendered façade with wrought-iron detailing makes a striking first impression. The front door opens to a large, open-plan living and dining space, extending over 8 metres in length. At the front end of the room, there is a living area with a gas coal-effect stove, and a fully overhauled, double-glazed bay window, with elegant white louvred shutters and panelling underneath. The dining area, is positioned at the rear, where there are double doors which open out onto a private walled garden. The room has been enhanced with oak engineered floors, a built-in TV cabinet, a built-in coat and shoe stand, and stylish column radiators.

Moving through to the kitchen, you arrive in a light and airy room with white shaker-style cabinetry and light granite-style countertops. The kitchen is equipped with a Leisure 5-burner gas range, which includes two ovens, and a grill. There is also space for a dishwasher and fridge-freezer. A utility room upstairs provides convenient space for laundry appliances, keeping the kitchen uncluttered. Beyond the kitchen, there is a small study overlooking the garden – perfect for working from home. Finally on the ground floor, a downstairs WC is tucked away under the stairs, and outside there is a good size walled garden with brick paving. There is also a useful storage shed.

On the first floor, you'll find two spacious double bedrooms, each thoughtfully designed with ample storage. The larger bedroom at the front of the house is an elegant space that spans the width of the property, with a double-glazed bay window, which has shutters to match those in the reception room below. On either side of the chimney breast there are built-in wardrobes. A bespoke window seat offers additional storage, while the fireplace has decorative tiles. The second bedroom is also a good double and features a cast-iron decorative fireplace and built-in wardrobes.

These two bedrooms are served by a bathroom at the rear of the house which is luxurious in size and has a freestanding, double-ended bath with ball-and-claw feet, a separate shower cubicle, handbasin and WC. Beyond the bathroom is a utility room, with space for both a washing machine and tumble dryer.

The top floor is dedicated to the principal suite, which includes an impressive bedroom with a vaulted ceiling and a remote-controlled Velux window, that is solar-powered. The bay window again features a window seat and has double-glazing and shutters. There are built-in wardrobes in the bedroom, while the adjoining dressing room provides further wardrobe and storage space. The ensuite wet room is a luxurious touch, with a thermostatic shower, WC, hand basin, and Italian-tiled floors. The top floor also has the added benefit of airconditioning.

From your front doorstep you have sight of the sea at the bottom of the road. You are only a short walk from the centre of town but there are also frequent buses on Western Road that connect you to the rest of the city and to Brighton and Hove railway stations.

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