



**St Martins Street, Brighton, BN2 3HJ**  
Asking Price £450,000

## St Martins Street, Brighton, BN2 3HJ

A well-presented three-bedroom terraced house in adjacent to Lewes Road, Brighton, offering versatile living across three floors. Featuring an open-plan lower ground floor, a private rear garden, and offered with no onward chain, it's an ideal opportunity for buyers seeking a swift move.

Located in a really convenient Brighton location, this charming three-bedroom terraced house presents an exceptional opportunity for those seeking a well-appointed home with the added benefit of no onward chain. Spanning approximately 866 square feet, the property is thoughtfully arranged over three floors, offering a versatile and comfortable living environment.

The lower ground floor is the heart of this home, featuring a bright and inviting open-plan living space. This area seamlessly integrates a fitted kitchen, perfect for both everyday family life and entertaining guests. From here, direct access is provided to the private rear garden, creating a wonderful indoor-outdoor flow, ideal for al fresco dining or simply enjoying a peaceful moment outdoors. The garden offers a tranquil retreat, a valuable asset in this vibrant city.

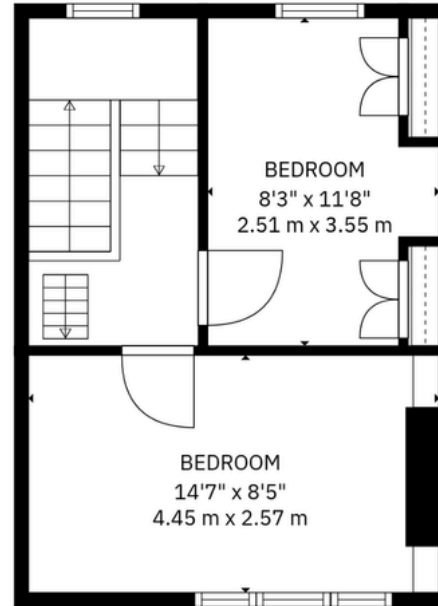
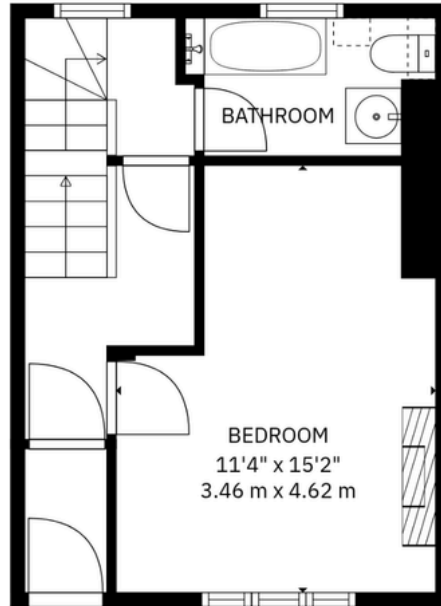
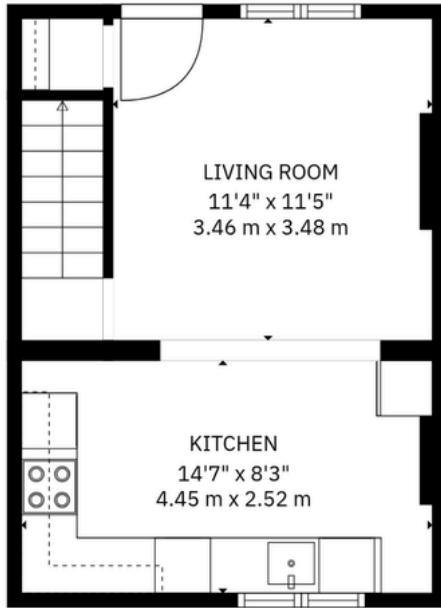
Ascending to the ground floor, you will find a comfortable bedroom, offering flexibility for guests, a home office, or a quiet personal space. Adjacent to this is the well-appointed bathroom, fitted with contemporary fixtures and fittings, ensuring convenience and style. The layout on this floor provides a sense of privacy and separation from the main living areas.

The first floor accommodates two further bedrooms, each offering a peaceful sanctuary. These rooms are well-proportioned and benefit from ample natural light. Additionally, this floor provides access to a boarded loft space, presenting excellent potential for additional storage or, subject to the necessary planning permissions, further expansion to enhance the property's footprint and value.

Comfort and efficiency are assured with double glazing throughout and a gas central heating system, ensuring a warm and energy-efficient home year-round. The property's well-maintained condition means it is ready for immediate occupation, allowing new owners to settle in without delay.

This delightful terraced house is perfectly positioned to enjoy all that Brighton has to offer, from its eclectic shops and vibrant cultural scene to its beautiful seafront. Excellent transport links are also within easy reach, making commuting straightforward. The absence of an onward chain simplifies the buying process, making this an even more attractive proposition for a wide range of purchasers, from first-time buyers, investor, small families or those looking for a convenient city base.





Total Area: 81 sq.m (866sq.ft)

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Agents Notes  
Tenure Freehold  
Council Tax Band C

#### Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



# Oakley

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