







3 Bed House
located in
Sutherland Road - Short Let

MyHaus.

29 Sutherland Road
Short Let
BN2 0EQ



£2,500 PCM

The ground floor has a wonderful sense of space, beginning with a bright bay-fronted living room featuring beautiful period details, including decorative cornicing, ceiling roses and a cast-iron fireplace. The room flows through to a separate dining area, with plenty of space for entertaining or family meals and direct access to the rear garden.

The kitchen is both stylish and practical, featuring dark shaker-style cabinetry, contrasting light worktops and classic metro tiling. A range-style cooker, Belfast sink and generous storage make this a great space for everyday cooking. Upstairs, the bedrooms are arranged across the upper floors, offering plenty of flexibility depending on how you choose to use the home. Whether accommodating family, guests, the rooms are bright, well presented and finished in a neutral style. The particularly spacious top-floor bedroom benefits from roof windows, filling the room with natural light and offering pleasant views towards the surrounding greenery.

The private rear garden is a lovely addition to the property, with mature planting, established greenery and a paved seating area. Offering a peaceful spot to enjoy some fresh air, dine outside or relax, it provides valuable outdoor space in a city location.

SHORT-TERM LETTING

This property is available for a minimum of 2 months and a

Beautifully Refurbished Victorian House in Stylish Kemp Town Village – Steps from Brighton College and Queen's Park

Nestled just a five-minute walk from the heart of vibrant Kemp Town Village or the peaceful green spaces of Queen's Park, this stunning three-bedroom Victorian home is perfect for SHARERS and FAMILIES offers the perfect blend of historic charm and modern luxury. Positioned next to the prestigious Brighton College and just ten minutes from Brighton's iconic seafront and city centre, the house boasts the generous proportions and high ceilings typical of the period, with two elegant reception rooms designed for both entertaining and family life.

Outdoor Spaces:

Front: Raised flowerbeds with olive and cypress trees for added privacy.
Rear: A secluded, landscaped two-level garden, perfect for alfresco dining or relaxing, with raised flowerbeds adding a splash of colour.
Location: Set in the sought-after Kemp Town area, just minutes from Brighton College and Queen's Park.

Parking: On-street parking available in Permit Zone C.

Council Tax Band: F

Why You'll Love It:

This is more than just a house—it's a one-of-a-kind home that has been meticulously refurbished over the past three years. The owners have thoughtfully updated every detail, from the high-end fixtures to the beautifully curated interiors.

As you enter through the private front gate, you're welcomed by a charming, colourful garden. Inside, the space immediately impresses, with the ground floor featuring open-plan reception rooms that flow seamlessly into each other. The décor blends greige walls with Tuscan beige natural marble tiles, creating a bright, airy atmosphere with subtle Mediterranean vibes. These rooms are perfect for both relaxing and entertaining, with distinct areas for formal dining, lounging, and family time, all illuminated by dimmable bauble chandeliers and enhanced by original period features. French doors lead out to the private garden, a tranquil space designed for summer entertaining.

At the rear of the ground floor, the kitchen is a showstopper. Fitted with sleek charcoal black cabinetry, a dual-fuel Range Master cooker, and high-end integrated appliances, it's designed for both style and function. The space is anchored by a large American fridge freezer, double Belfast sinks with an Italian brushed chrome mixer tap, and natural marble countertops. A central drop-leaf table offers flexibility for dining or meal prep, while built-in storage under the stairs provides ample space for all your essentials.

First Floor: Upstairs, you'll find two spacious double bedrooms, each thoughtfully designed with built-in wardrobe space. The principal bedroom faces the front, featuring traditional wardrobes to maximise floor space. The second bedroom overlooks the peaceful garden at the rear. The family bathroom is truly spa-like, with









floor-to-ceiling Arenaria beige polished porcelain tiles, his-and-hers sinks, a walk-in shower, and a luxurious oversized bath, all finished with high-end Saneux fixtures. A separate WC on this floor adds convenience for shared living.

Second Floor: The entire second floor is dedicated to the grand master bedroom and study. Bathed in natural light from a Velux window and a row of rear-facing windows, the space is an ideal retreat. The room also features a French metallic desk, perfect for a home office or creative studio, with peaceful garden views stretching as far as the eye can see.

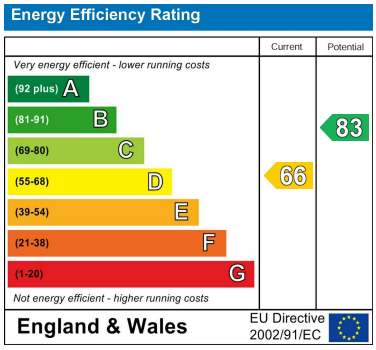
The Area: Kemp Town is renowned for its lively and eclectic mix of shops, cafés, restaurants, and bars—all just a short stroll from your doorstep. The beach is a quick ten-minute walk away for sunny summer days or brisk winter walks. For nature lovers, Queen's Park offers tennis courts, relaxing green spaces, and a welcoming spot for dog walking, just five minutes away.

With its unique blend of period elegance and modern convenience, this home is sure to captivate anyone seeking style, comfort, and an unbeatable location in Brighton.

Council Tax Band: F
Broadband: Ultrafast (up to 1000 Mbps) available
Parking: On-street parking, Permit Zone C



Total area: approx. 106.2 sq. metres (1143.0 sq. feet)



DIRECTIONS

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