



Dean Street, Brighton, BN1 3EG
Asking Price £725,000

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A beautifully presented three-storey Georgian house in the heart of Brighton. Offering 1238 sq ft of flexible living space, including a 37' living/dining room, three bedrooms, two bathrooms, and a delightful courtyard garden. Offered with no onward chain.

Located in a highly sought-after central Brighton location, this beautifully presented Georgian house offers a rare opportunity to acquire a charming home with accommodation thoughtfully arranged over three storeys. Boasting 1238 square feet of internal space, this property seamlessly blends period elegance with modern living, making it an ideal residence for those seeking character and convenience.

The ground floor immediately impresses with its expansive 37-foot living room and dining room. This versatile open-plan area is perfect for both relaxed family living and entertaining guests, providing ample space for various furniture arrangements. A striking feature roof light above the dining area floods the space with natural light, creating an airy and inviting atmosphere. From here, direct access leads to the delightful courtyard garden, offering a private outdoor sanctuary for al fresco dining, morning coffee, or simply unwinding in a tranquil setting.

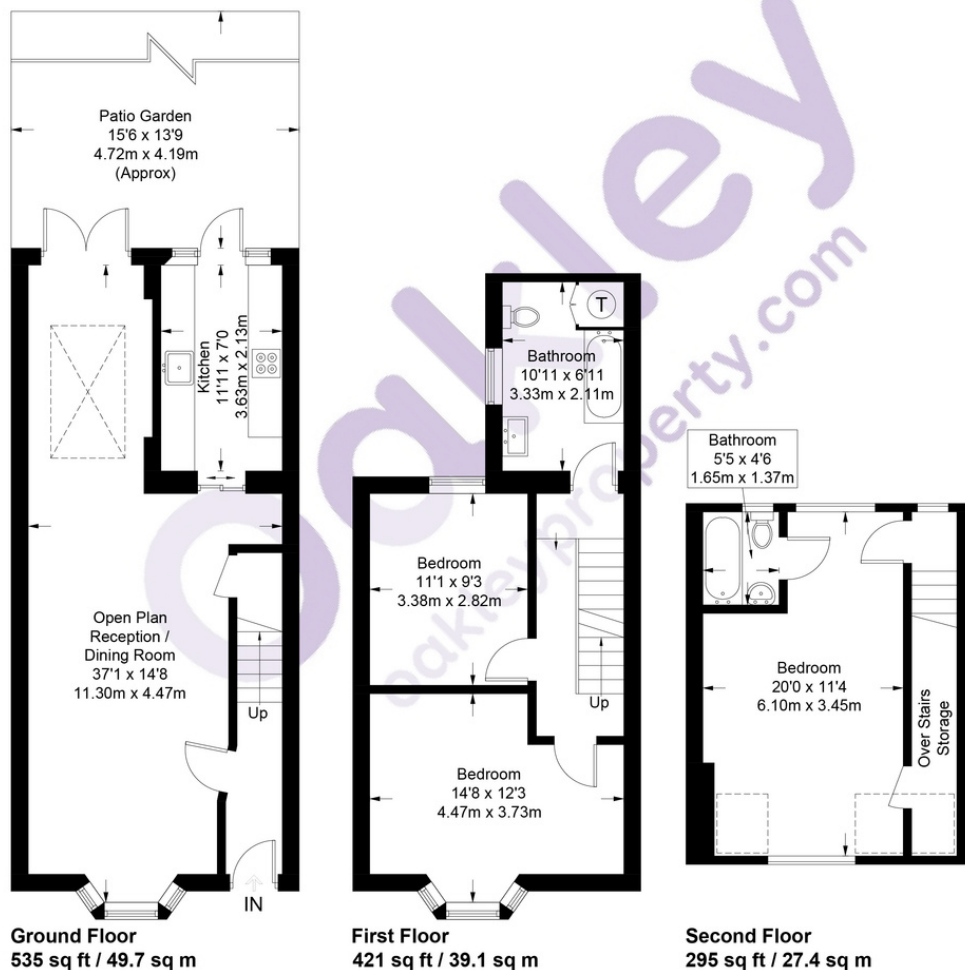
Ascending to the first floor, you will find two well-proportioned bedrooms, each offering comfortable living spaces and ample natural light. These rooms share access to a contemporary family bathroom, which is tastefully appointed with modern fixtures and fittings, ensuring a luxurious experience. The layout on this level provides excellent flexibility, suitable for a growing family, guests, or even a dedicated home office.

The second floor is dedicated to the principal bedroom suite, providing a private retreat. This spacious bedroom benefits from its own en-suite bathroom, offering convenience and privacy. The elevated position of this floor often provides pleasant views over the surrounding area, adding to the appeal of this charming home.

Key features of this exceptional property include its central location, placing residents within easy reach of Brighton's vibrant amenities, including independent shops, renowned restaurants, cultural attractions, and the iconic seafront. The property's Georgian architecture is evident in its elegant proportions and classic facade, contributing to its timeless appeal. The inclusion of a family bathroom and an en-suite ensures practical living for all occupants.

Further enhancing its desirability, this house is offered with no onward chain, simplifying the purchasing process for prospective buyers. The delightful courtyard garden is a true highlight, providing a low-maintenance outdoor space that complements the interior living areas beautifully. This property represents a fantastic opportunity to own a substantial and characterful home in one of Brighton's most desirable areas, combining period charm with contemporary comforts.

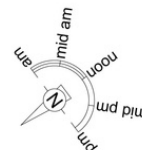




Approximate Gross Internal Area = 1219 sq ft / 113.2 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 32 sq ft / 3.0 sq m
 Total = 1251 sq ft / 116.2 sq m

[] = Reduced head height below 1.5m

Illustration for identification purposes only, measurements are approximate, not to scale. © Oakley Property 2022



Agents Notes
 Tenure Freehold
 Council Tax Band E

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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