



23 New England Street

Brighton, BN1 4GQ

Guide price £600,000

Set within the award winning New England Quarter, this attractive freehold home is brilliantly positioned just a short walk from Brighton Station, the North Laine, the city centre and the seafront. The location offers excellent convenience, with direct trains to Gatwick and London, nearby cafés, Sainsbury's and the pedestrian square close by, while still enjoying a quieter residential setting within the development.

The ground floor offers a bright and sociable living/dining room, designed for both day to day living and entertaining. A skylight over the dining area draws in natural light, while French doors open directly onto the west facing patio garden, creating an easy connection between the internal living space and outside. The room is finished with bold interior styling, decorative flooring and space for both seating and dining areas.

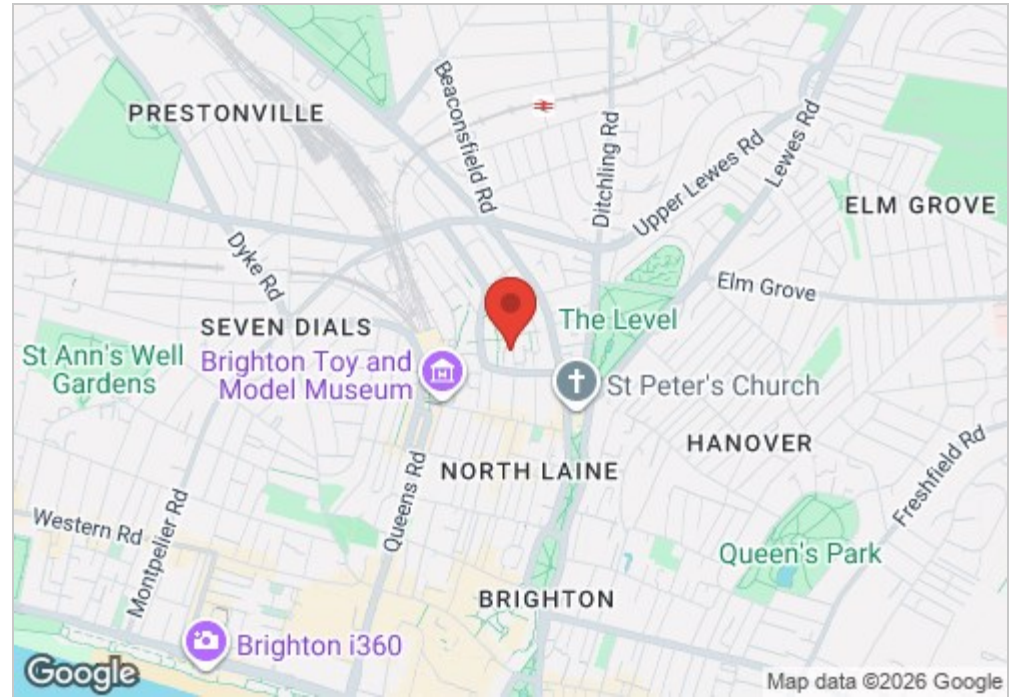
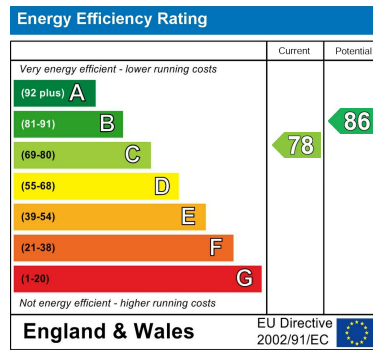
The separate contemporary kitchen is well planned and fitted with a range of modern units, worktop space and integrated appliances, including a gas hob, oven and extractor. A ground floor WC and useful storage complete this level.

Across the first and second floors, the house provides four double bedrooms, giving excellent flexibility for family life, guests, home working or those needing versatile accommodation. Two of the bedrooms benefit from private en suite shower rooms, while there is also a family bathroom. The front bedrooms enjoy balconies, adding further light and outside space.

The top floor is a real highlight, with a versatile dressing room, studio or work from home space leading directly onto a generous roof terrace. This is a superb spot to relax, entertain or enjoy open views across the city, particularly as the light changes through the day and into the evening.

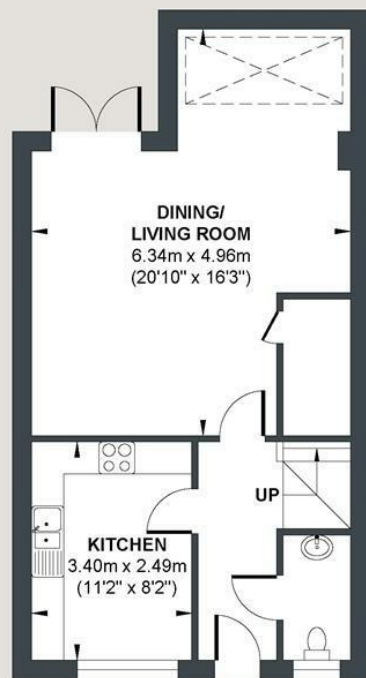
With its generous floor area, four double bedrooms, multiple bathrooms, private patio garden, balconies and roof terrace, this is an impressive central Brighton home offering space, style and convenience in one of the city's most connected locations.

- Four bedroom modern townhouse arranged over four floors
- West facing patio garden
- Balconies from both front bedrooms
- Direct trains to Gatwick and London
- Contemporary fitted kitchen with integrated appliances
- Approximately 1,423 sq ft of accommodation
- Large private roof terrace with views across the city
- Three minutes from Brighton Station and the North Laine
- Bright living/dining room with skylight and French doors to the patio
- Four double bedrooms



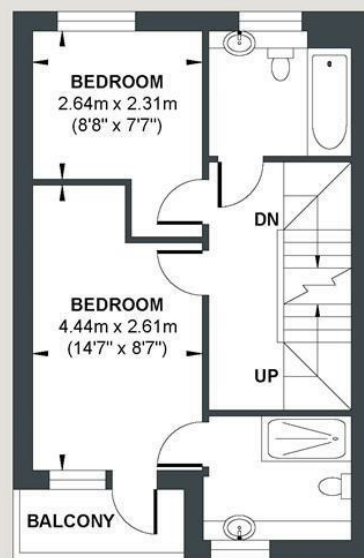
NEW ENGLAND STREET

Approx. Gross Internal Floor Area = 132.24 sq m / 1423.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



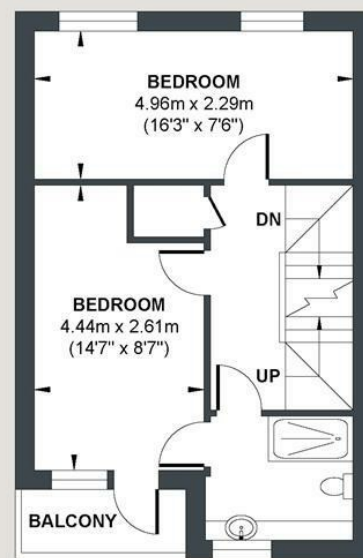
GROUND FLOOR

Approximate Floor Area
478.88 sq ft
(44.49 sq m)



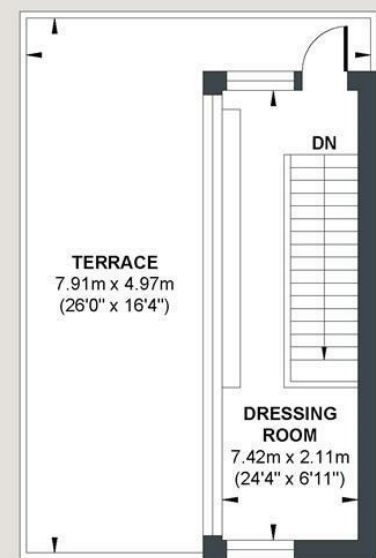
FIRST FLOOR

Approximate Floor Area
392.66 sq ft
(36.48 sq m)



SECOND FLOOR

Approximate Floor Area
392.66 sq ft
(36.48 sq m)



THIRD FLOOR

Approximate Floor Area
159.19 sq ft
(14.79 sq m)



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All measurements are approximate

