



Atlingworth Street, Brighton BN2 1PL

welcome to

Atlingworth Street, Brighton

This charming grade 2 listed home offers a rare opportunity to acquire a substantial period property in one of Brighton's most sought-after coastal locations. It also has a delightful west facing rear garden. Share of Freehold





Total floor area 200.4 m² (2,157 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Occupying a sought-after position in the heart of Brighton's vibrant seafront quarter, this elegant period home offers over 2,150 sq ft of beautifully proportioned accommodation arranged across four floors. Brimming with character and original charm, the property enjoys delightful sea views, a secluded walled garden and permit parking, all within moments of the beach and city amenities.

The ground floor provides a welcoming entrance hall leading to a useful utility room, while the impressive first floor is dedicated to entertaining, featuring a magnificent drawing room with a large, curved bay window and high ceilings, alongside a separate dining room.

On the second floor, the spacious main bedroom benefits from a en-suite bathroom and attractive bay window, whilst a kitchen/breakfast room enjoys ample space for informal dining. A separate study and shower room complete this level.

The top floor offers two further generous double bedrooms served by a contemporary family shower room. To the rear, a delightful, landscaped garden provides a peaceful oasis, featuring established planting, mature shrubs and a charming brick-paved terrace, perfect for outdoor dining and relaxation.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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- **67% Share of Freehold**
- Four floors versatile accommodation
- Study/home office
- Main bedroom with en-suite
- Family shower room & additional shower room

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2002.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£800,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET108564



Property Ref:
KET108564 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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