

24 Brigden Street
Brighton, BN1 5DP



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Guide price £700,000

** £700,000 - £750,000**

An impeccably presented three bedroom end-of-terraced house that has been extended and sympathetically refurbished to provide a truly wonderful living space. Boasting a lovely south facing garden, the property lies within the highly sought-after Port Hall district of Brighton close to the vibrant Seven Dials area and Brighton Railway Station.

Stepping inside this three storey home, serving the ground floor, you have an expansive through lounge/dining room that enjoys stripped wooden floorboards, lovely high ceilings, working fireplace and ornate period features. The room flows effortlessly through to the stunning extended kitchen that comes complete with high spec integrated appliances and stone worktops. Completing the accommodation on this level is a study area, which would make a great work-from-home space.

Moving upstairs to the first floor, a spacious family bathroom can be found along with two bright double bedrooms. Lastly, on the top floor is a further large bedroom with en suite shower room and juliet balcony.

Outside, the idyllic south facing private garden is a delightful suntrap and offers the perfect space to enjoy the summer evenings and al fresco dining.

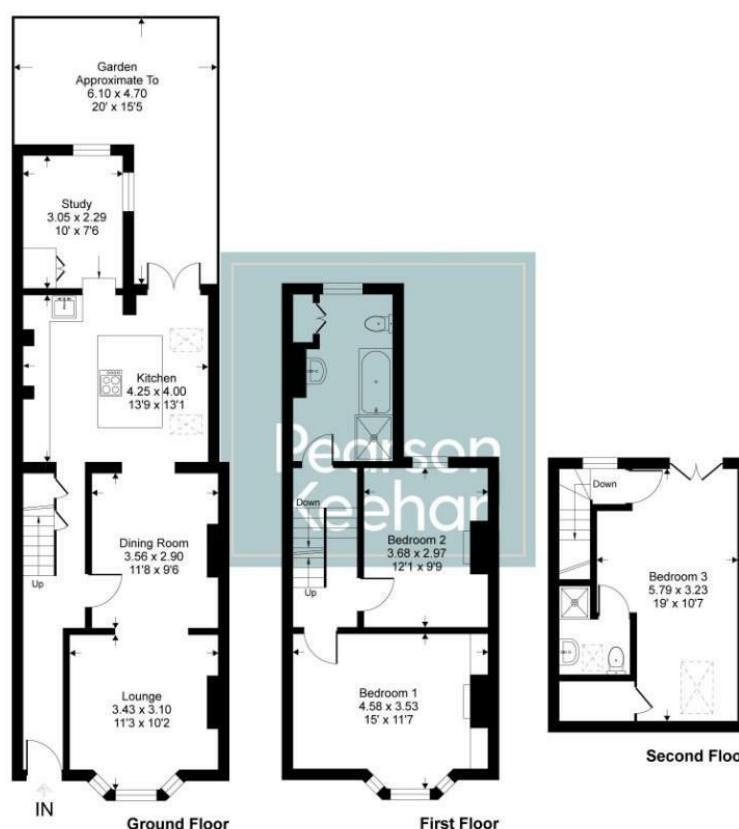
Brigden Street is a popular residential address in the sought-after Port Hall district & close to the trendy Seven Dials where you can find a host of favoured coffee shops, supermarkets, pubs and other conveniences. The property's location means you are in the catchment area for the well-regarded Stanford Infant & Junior Schools and BHASVIC College is also just around the corner. Brighton Station is less than a mile away & provides direct links to London & Gatwick.

In brief, this contemporary designed house is a fine example of stylish design within a beautiful Victorian property and is located within a fantastic community.



Brigden Street, BN1

Approximate Gross Internal Area = 126 sq m / 1356 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained herein, the areas of rooms, windows and doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given for the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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