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FOSTER & CO.

St. Nicholas Road

Brighton, BN1 3LP

Guide price £850,000



Recent investment includes a new kitchen, replacement bay windows and rear patio doors, newly fitted stair carpets and extensive redecoration. Both the front and rear elevations have been repainted within the past year, while the roof has undergone a comprehensive inspection and extensive works in the last three months. Together, these improvements create a beautifully finished home ready to move into.

Behind the attractive pastel façade, the entrance hallway introduces the character found throughout, with exposed timber floorboards and decorative plasterwork. The ground-floor through reception room enjoys impressive ceiling heights and a bright, dual-aspect layout, with cornicing, ceiling roses and a feature fireplace creating an elegant setting. A front bay window with plantation shutters brings in natural light, while the generous proportions allow distinct spaces for relaxing and entertaining. A separate guest WC features a classic Thomas Crapper toilet and basin, fitted last summer.

The lower ground floor forms the sociable heart of the home, with high ceilings adding to the sense of space in the open-plan kitchen and dining room. Fitted less than a year ago as part of an approximately £65,000 refurbishment of this space, the beautifully appointed Neptune kitchen features classic cabinetry, glazed display cupboards, a new dishwasher, a premium range cooker and a hot-water tap, complemented by new flooring throughout this level. A substantial central island provides breakfast-bar seating, with ample room for a dining table and an informal seating area.

New rear patio doors open onto an enclosed courtyard garden, freshly decked and whitewashed this summer. Built-in timber seating completes this appealing setting for outdoor dining or a morning coffee.

On the first floor, the principal bedroom is a particularly generous room, featuring a shuttered bay window, decorative ceiling details and extensive fitted wardrobes. The spacious family bathroom includes both a bath and a separate walk-in shower, together with twin washbasins and mosaic tiling.

Two further bedrooms occupy the top floor, enjoying rooftop views across Brighton and down towards the sea, while offering flexible space for family, guests or working from home. Newly fitted carpets on the hallway stairs and fresh decoration throughout much of the house further enhance the welcoming feel.

The Location

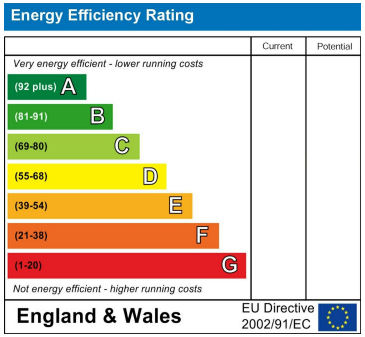
St. Nicholas Road is an attractive residential street in Brighton's West Hill area, ideally positioned between Brighton station and the city centre. The station is less than five minutes' walk away, making this an excellent location for commuters, with convenient rail connections to London and Gatwick Airport.

The street's period architecture and proximity to St. Nicholas Church give the neighbourhood a distinctive sense of character. The independent shops, cafés and restaurants of the North Laine are within easy reach, alongside the shopping and everyday amenities of Western Road and Churchill Square.

The Lanes and seafront are also accessible on foot, offering everything from boutique shopping and evening dining to walks along the promenade. This central setting brings together the convenience of city living, excellent transport connections and easy access to the coast.



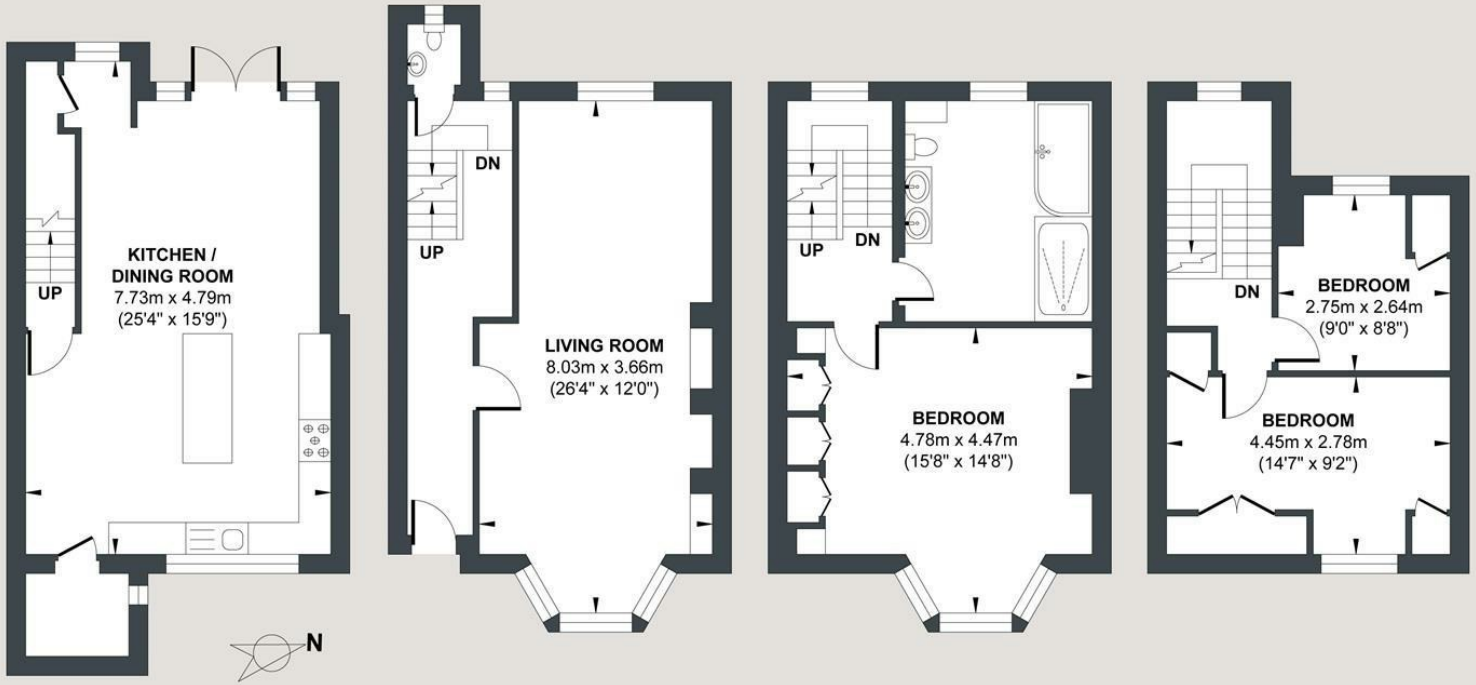
- Three-bedroom period townhouse
- Approximately 1,468 sq ft over four floors
- Superb Neptune kitchen with range cooker
- Central island and hot-water tap
- High ceilings across both living floors
- Elegant period features throughout
- Spacious bathroom with bath and walk-in shower
- Charming enclosed courtyard garden
- Top-floor rooftop views towards the sea
- Central location close to Brighton station



ST. NICHOLAS ROAD

Approx. Gross Internal Floor Area = 136.41 sq m / 1468.30 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



LOWER GROUND FLOOR
Approximate Floor Area
398.80 sq ft
(37.05 sq m)

GROUND FLOOR
Approximate Floor Area
390.29 sq ft
(36.26 sq m)

FIRST FLOOR
Approximate Floor Area
383.09 sq ft
(35.59 sq m)

SECOND FLOOR
Approximate Floor Area
296.12 sq ft
(27.51 sq m)

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