

PHILLIPS & STILL



Norfolk Road, Brighton, BN1 3AB

Asking Price of £850,000

- A Magnificent Four Storey End Of Terrace Period Home
- Three / Four Double Bedrooms
- Two / Three Reception Rooms & Large Modern Kitchen With Utility Area
- Bathroom & Two Additional Cloakrooms
- Sunny Private Rear Courtyard Garden
- Vibrant City Centre Location Moments From Western Road
- Period Features, Fireplaces & Wood Flooring
- Well Presented Throughout With Two Separate Entrances



Property Description

This well presented and very generously proportioned end of terrace period home offers spacious & versatile living accommodation over four storeys and is located in one of central Brighton's most sought after addresses. Norfolk Road is a one-way residential street known for its' wonderful period architecture and amazingly vibrant & convenient location just off Western Road and a few minutes' walk from our famous seafront. Waitrose is close by and both Hove & Brighton mainline railway stations are within easy reach for any commuters. With so much space on offer, it is very much open to interpretation to suit your needs and lifestyle with so many people requiring a home office or two these days!

You will be charmed from the moment you see the house with the choice of two separate street entrances with steps up to the raised ground floor front door or steps down to a lower ground floor entrance.

Starting on the raised ground floor you are welcomed by a spacious entrance hall, a wonderful 26ft West facing bay fronted double-length front to back sitting room that many houses in the road split to create extra reception rooms or bedrooms, and cloakroom to the rear.

The lower ground floor is the social hub of the house where you'll find an impressive kitchen that opens into the front facing dining room. An ideal space for entertaining as well as sitting down together for meals there is a separate utility area and wash room with W.C. for your convenience. Doors from the kitchen take you out into a tranquil, secluded private rear courtyard garden that is a real sun trap and the perfect setting for a spot of al fresco dining, your morning coffee, that after work evening pre-prandia!



On the first floor are two double bedrooms, the first being is a particularly fantastic bay fronted size and to the second floor is the third bay fronted double bedroom and family bathroom with both bath & walk-in shower cubicle.

Other features of this superb home include wood flooring, period fixtures & fittings, a wealth of built-in storage to most rooms and gorgeous high ceilings. This is a rare opportunity to purchase an amazing house in a much sought after & convenient location. There is an excellent array of nightlife and a wide selection of trendy restaurants, cafes, bars and public houses within walking distance as well as a good choice of convenience shops & supermarkets. Living here will definitely allow you to fully experience that cosmopolitan Brighton & Hove lifestyle the City is so well known for!



Accommodation

RAISED GROUND FLOOR ENTRANCE HALL

SITTING ROOM
25' 5" x 12' 4" (7.75m x 3.76m)

CLOAKROOM
With sink & W.C.

LOWER GROUND FLOOR WASH ROOM WITH W.C.

KITCHEN
11' 10" x 10' 2" (3.61m x 3.1m)
With separate utility area & doors opening to rear garden

DINING ROOM
15' 9" x 12' 8" (4.8m x 3.86m)

SECOND SEPARATE ENTRANCE
Accessed via steps down from the street with external storage cupboard

FIRST FLOOR

LANDING

BEDROOM THREE
12' 2" x 10' 1" (3.71m x 3.07m)

BEDROOM TWO
15' 11" x 12' 10" (4.85m x 3.91m)

SECOND FLOOR

LANDING

FAMILY BATHROOM
12' 2" x 10' 1" (3.71m x 3.07m) With bath & walk-in shower cubicle

BEDROOM ONE
16' 1" x 12' 10" (4.9m x 3.91m)

OUTSIDE

SUNNY PRIVATE REAR COURTYARD GARDEN

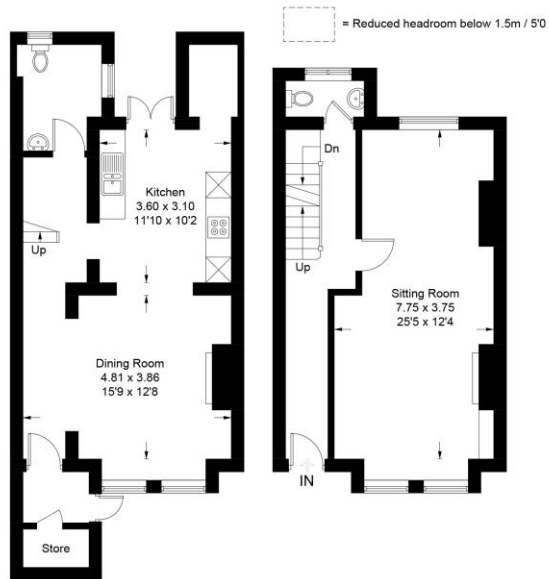
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Approximate Gross Internal Area = 169.5 sq m / 1824 sq ft



Second Floor

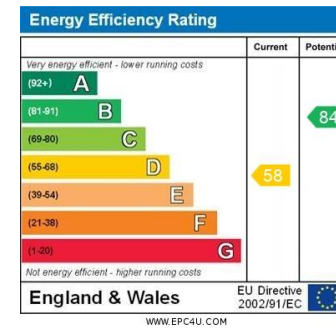
First Floor



Lower Ground Floor

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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