

# Southover Street

## Brighton

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COMMERCIAL



## Southover Street Brighton



2

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

Thoughtfully renovated, this spacious two double bedroom maisonette is set in a highly sought-after location, just moments from The Level.

Both bedrooms are bright and generously proportioned, located at the front and rear of the ground floor for added privacy. The modern bathroom is large and beautifully finished, featuring a bathtub and a separate walk-in shower. Clean, neutral décor runs throughout the property, creating a calm and contemporary feel. French doors from the rear bedroom open out onto a peaceful, west-facing garden framed by attractive mature trees.

Downstairs, a large and sociable open-plan living area flows seamlessly into a well-appointed modern kitchen—perfect for entertaining or relaxing. To the rear, you'll find a spacious W/C and a practical adjoining utility area.

Ideally situated at the base of popular Southover Street, known for its vibrant community spirit, the property is just a short walk from the green open spaces and leisure facilities of The Level. Nearby London Road offers a wide array of shops and eateries, including the iconic Duke of York's Picturehouse. The North Laine, seafront, and Brighton Station are also within easy reach.

A perfect blend of contemporary living and central convenience in one of Brighton's most desirable neighbourhoods.









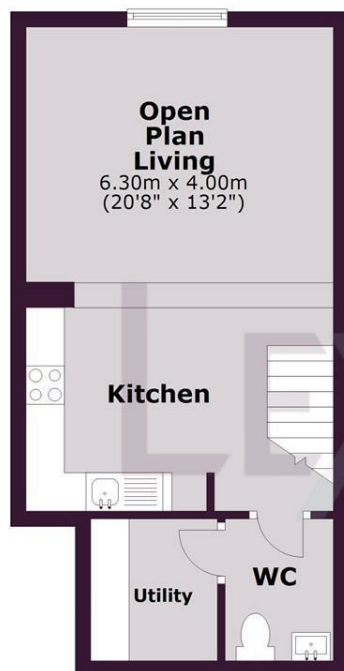




SCAN HERE TO OFFER ON THIS PROPERTY

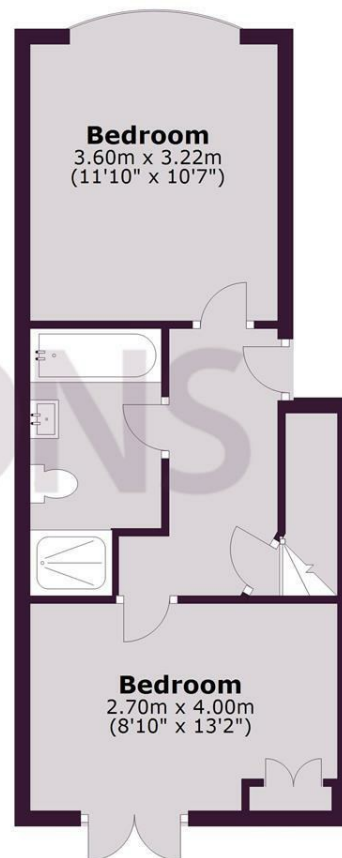
### Lower Ground Floor

Approx. 31.4 sq. metres (337.7 sq. feet)



### Ground Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



Total area: approx. 67.8 sq. metres (730.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC