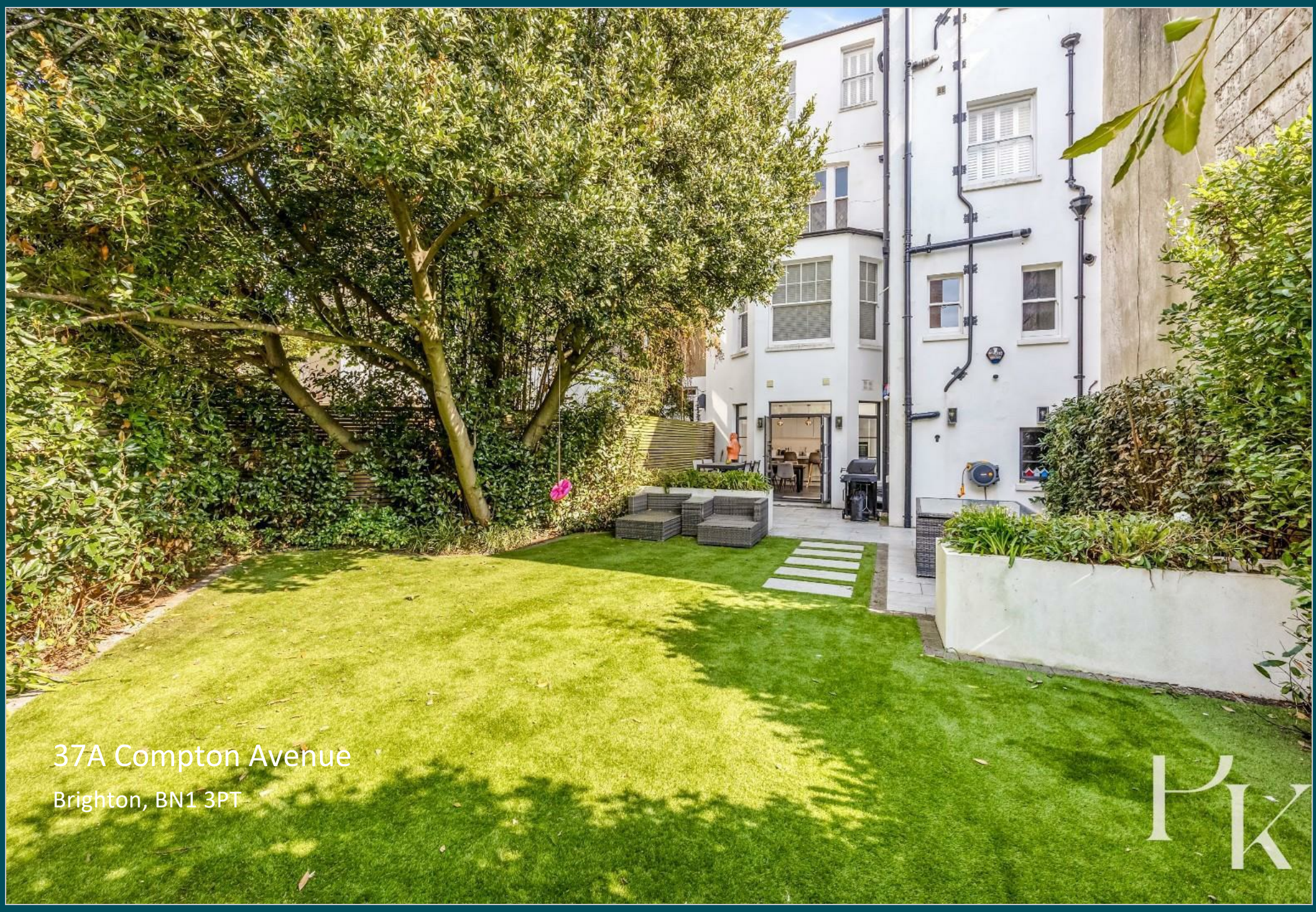
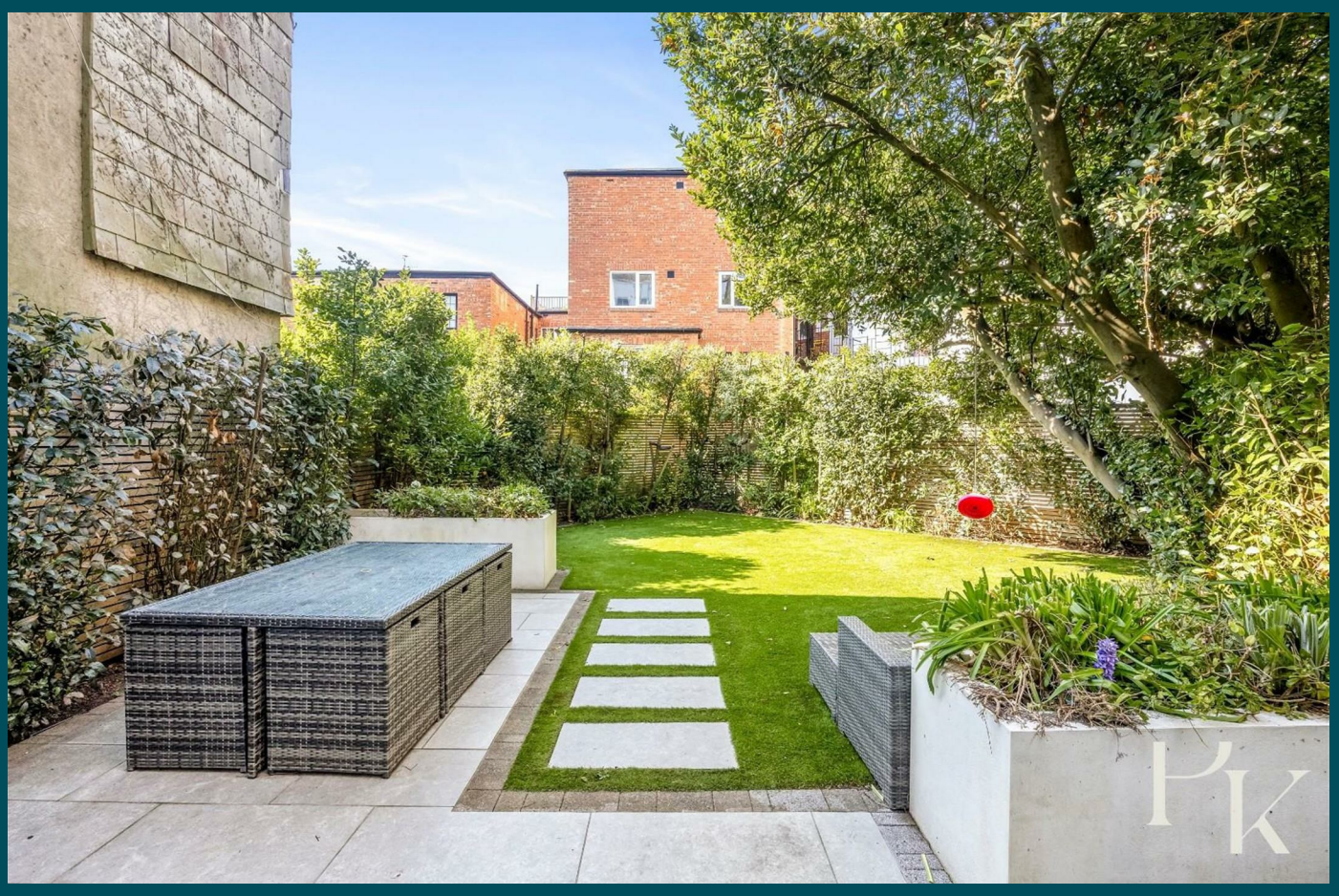














111 Dyke Road, Brighton, BN1 3JE
Tel: 01273 964484 **Email:**brighton@pearsonkeehan.com pearsonkeehan.com

37A Compton Avenue

Brighton, BN1 3PT

Offers in excess of £800,000





A truly unique three-bedroom maisonette, beautifully reimagined to an impressive standard, seamlessly blending contemporary design with the timeless elegance. Spanning over 2,100 sq.ft., this remarkable home further benefits from a stunning west-facing landscaped garden.

Set within an attractive period building, the property is arranged over two expansive floors and has been meticulously designed, with every detail thoughtfully considered. Elegant herringbone flooring, Crittall-style glazing, and striking bay windows enhance the sense of character, while clean lines and high-end finishes introduce a modern aesthetic throughout.

The ground floor hosts two generous bay-fronted double bedrooms, both flooded with natural light. One enjoys the luxury of a sleek en-suite shower room, while a beautifully finished family bathroom serves the second bedroom. A separate utility room and additional W/C provide practical convenience on this level.

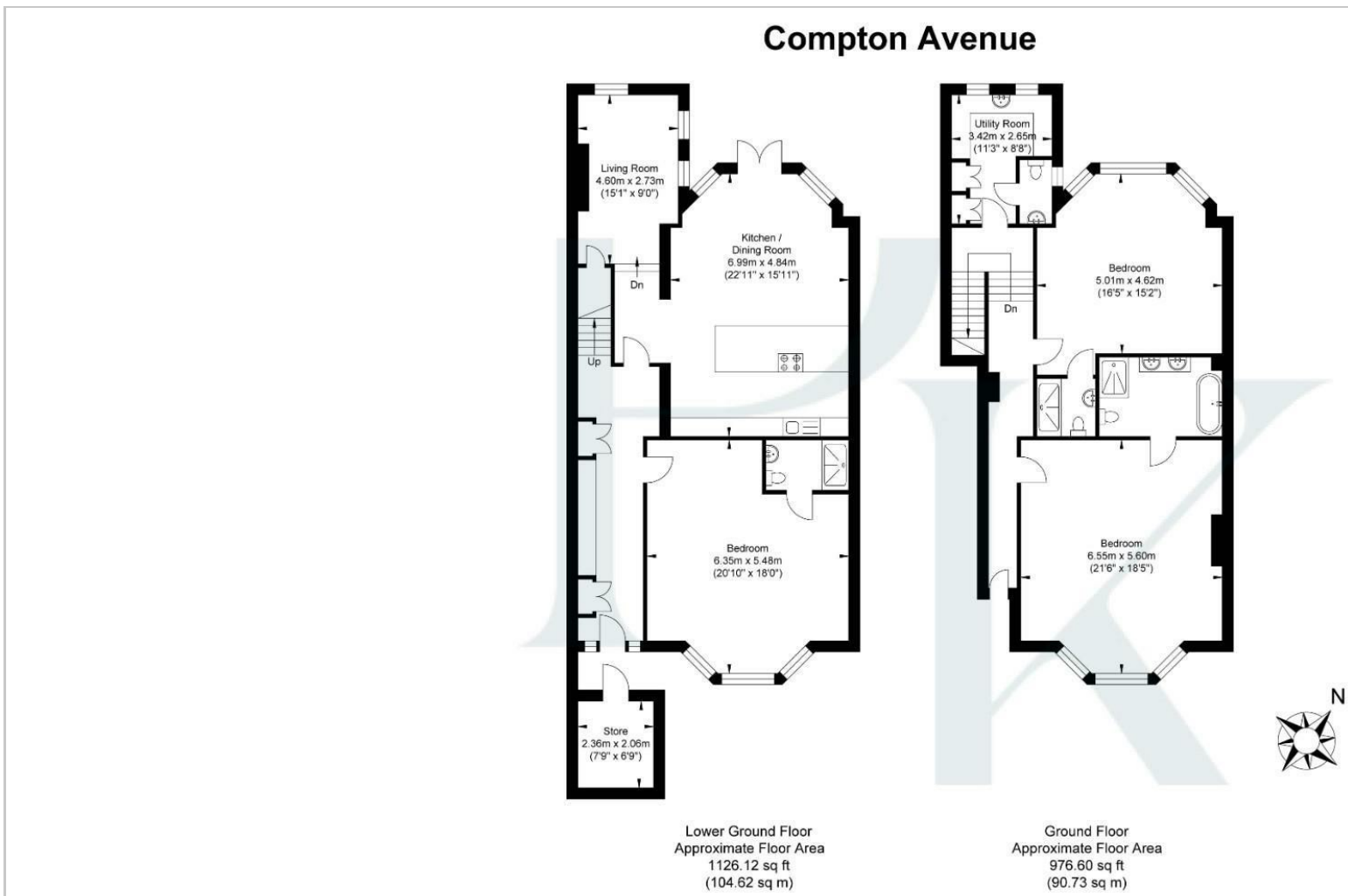
Occupying the lower ground floor, the principal bedroom suite offers a peaceful and private retreat, complete with its own en-suite. To the rear, the home opens into an expansive kitchen, dining and living space, creating the true heart of the property. The contemporary kitchen is centred around a statement island and flows effortlessly into the dining area, before opening via Crittall-style doors onto the garden. This entire space has been designed with entertaining and family living in mind.

Outside, the west-facing garden is a standout feature. Thoughtfully landscaped with a blend of patio and lawn, it offers multiple areas for dining, relaxation, and entertaining, perfectly positioned to enjoy afternoon and evening sun.

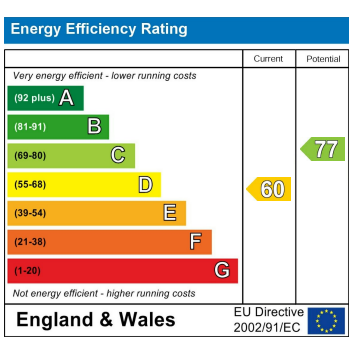
Compton Avenue enjoys a prime central location, set just moments from the vibrant amenities of Seven Dials while remaining peacefully tucked away. Brighton Railway Station, well-regarded schools, and the Brighton Seafront are all also within easy reach.

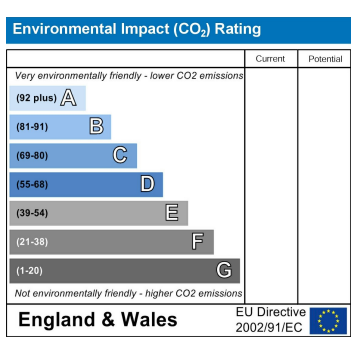
In terms of location, Compton Avenue lies in the highly popular Seven Dials district of Brighton, close to a host of trendy amenities and conveniences. Brighton Station is less than a five minute walk, whilst Brighton City Centre and Brighton's famous North Laine is also just moments away.

This truly unique property is boasts being sold with a 50% share in the freehold and offering no onward chain.



Approximate Gross Internal Area (Including Outside Store) = 195.35 sq m / 2102.72 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.





Pearson Keehan