

Sudeley Place, Brighton, BN2 1HF

Approximate Gross Internal Area = 98.9 sq m / 1064 sq ft

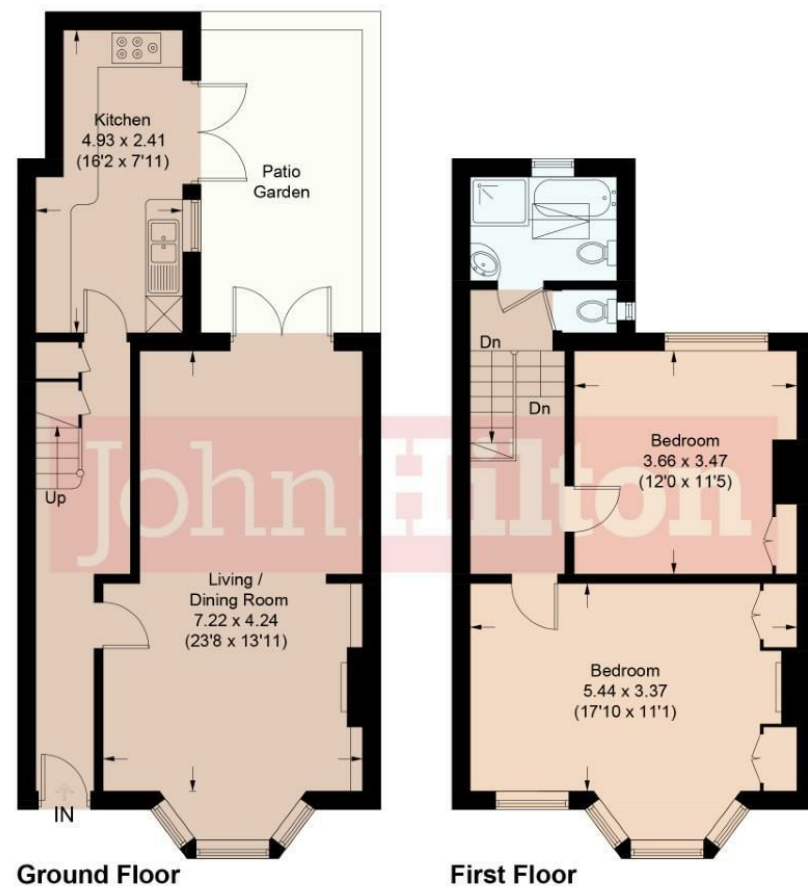


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 1064.00 sq ft

17 Sudeley Place, Kemp Town, Brighton, BN2 1HF

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£600,000 Freehold



17 Sudeley Place Brighton, BN2 1HF

A beautifully presented period property situated within a popular road just up from the sea in the sought after Kemp Town area. The accommodation is both spacious in size (in excess of 1,000 square feet) with stylish interior, a sympathetic blend of original features, and contemporary tones. Generously proportioned rooms with high ceilings and lots of natural light via the replacement double-glazed timber-framed sash windows and the large Velux windows to the vaulted ceilings. Modern fitted kitchen with underfloor heating plus integrated appliances and luxury bathroom with shower enclosure, plus an additional WC. The attractive rear garden is accessed via the kitchen and also the living area, and is a tranquil sun trap which faces east but also has an open aspect to the south. Convenient location with excellent independent local shops, cafés, restaurants and bars close by as well as the Sea Lanes heated outdoor swimming pool and Soho House.



Entrance Hall

Fitted carpet, column-style radiator, original cornicing and ceiling coving, understairs storage cupboards.

Living/Dining Room

7.22m x 4.24m (23'8" x 13'10")

Fitted carpet, bay with timber-framed double-glazed windows and fitted shutter blinds, impressive fireplace with gas flame fire, coved ceiling, column-style radiators, timber-framed double-glazed doors to garden.

Kitchen

4.93m x 2.41m (16'2" x 7'10")

Tiled floor with underfloor heating, modern fitted kitchen units at eye and base level, solid wood worktops with metro-style tile splashbacks, space for Range cooker with feature tile splashback and canopy extractor hood over, matching larger-style cupboard incorporating integrated washing machine with 'Valliant' combi boiler, one-and-a-half bowl stainless steel sink with extendable hose mixer tap, and integrated fridge-freezer and dishwasher. Vaulted ceiling with large Velux window with electric controls, and timber-framed double-glazed French doors to garden.

First Floor Landing

Split-level, fitted carpet, entrance to boarded loft space with light and drop-down ladder.

Bathroom

Vaulted ceiling with large Velux window with electric controls. Shower enclosure with raised shower head plus hand shower on riser, metro-tiled surround, panel-enclosed bath, oak corner cabinet incorporating floating basin over with mixer tap, low-level WC, heated towel rail, tiled floor, and sash window to rear.

Bedroom

5.44m x 3.37m (17'10" x 11'0")

Fitted carpet, bay with timber-framed double-glazed windows and fitted shutter blinds, plus further double-glazed sash window with shutter blind, column-style radiator, feature fireplace, recessed built-in wardrobes.

Bedroom

3.66m x 3.47m (12'0" x 11'4")

Fitted carpet, column-style radiator, timber-framed double-glazed sash window to rear, feature fireplace, recessed built-in cupboard.

Separate WC

Low-level WC, window to side.

Garden

Composite decking, walled boundaries, east-facing which also enjoys a sunny aspect.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **D**

- Beautifully Presented Victorian House
- Spacious Accommodation in Excess of 1,000 sq ft
- Stylish Interior
- Double-Glazed Timber Sash Windows
- Vaulted Ceilings to Kitchen & Bathroom
- Lots of Natural Light
- Extended Kitchen with Underfloor Heating
- Tranquil Patio Garden with Sunny Aspect
- Sought-After Road in Popular Kemp Town
- Convenient for Local Amenities