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

32 Dean Street

Brighton, BN1 3EG

Offers over £679,000

THREE BEDROOM | TWO BATHROOM | WEST FACING GARDEN & ROOF TERRACE!

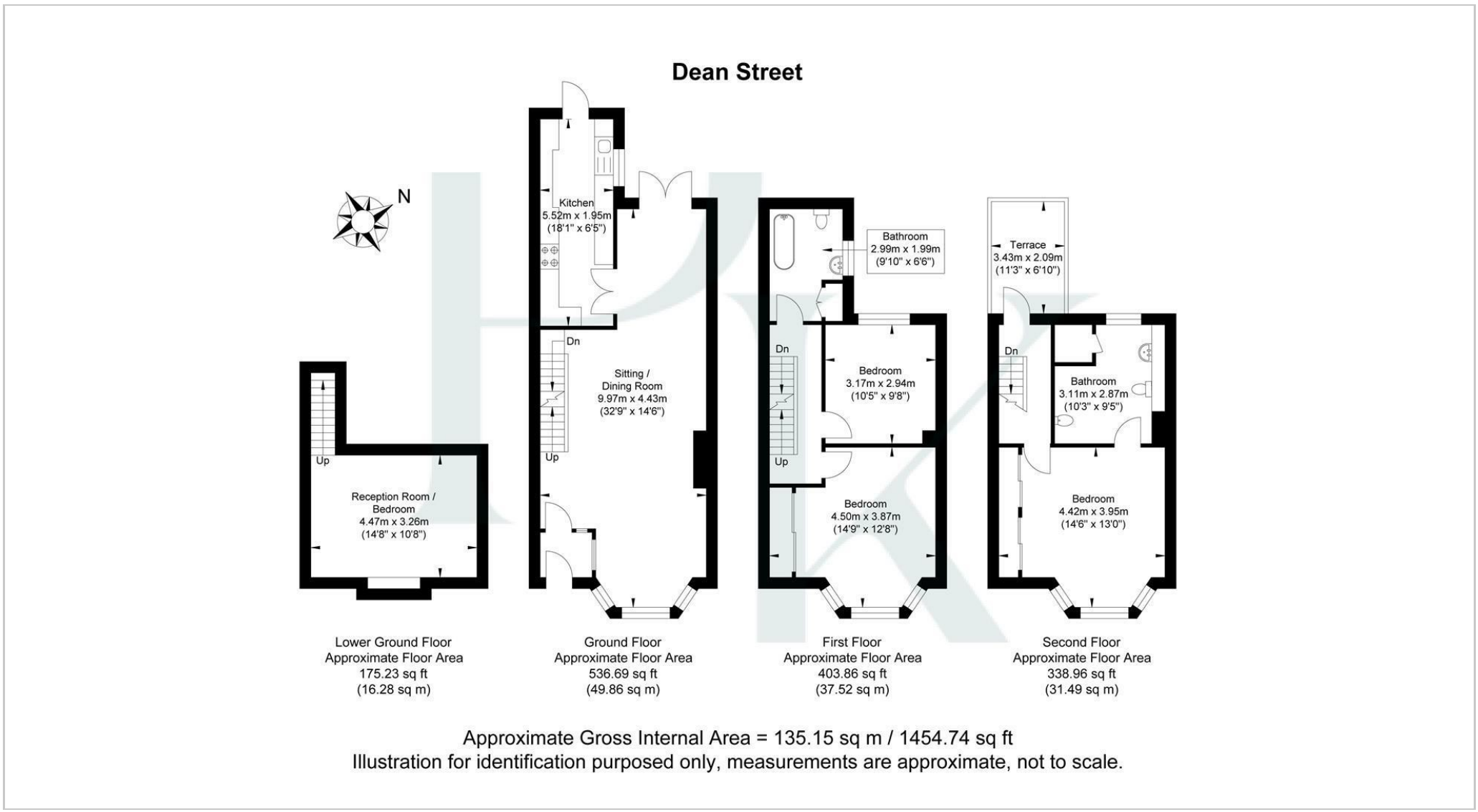
Set in the very heart of Brighton, this substantial three-bedroom period home is arranged across four floors and offers over 1,450 sq ft of versatile living accommodation, complete with a west-facing patio garden and a west-facing roof terrace.

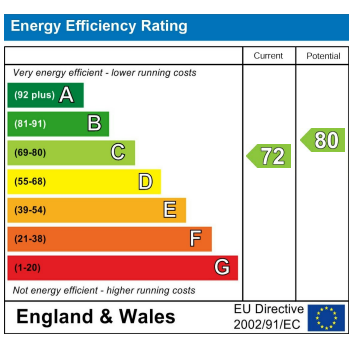
Dean Street is one of Brighton's most sought-after central locations, perfectly positioned within walking distance of the seafront, Brighton Mainline Station, Churchill Square Shopping Centre and the popular shops, cafés and restaurants of Western Road. Excellent bus links are also close by, making it an ideal home for commuters and city lovers alike.

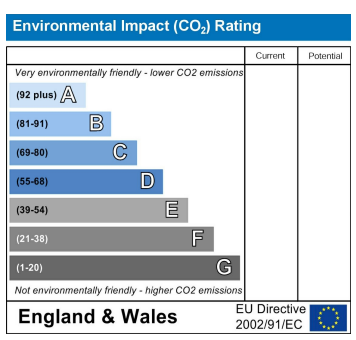
The accommodation is both spacious and flexible, with the ground floor centred around an impressive open-plan sitting and dining room measuring over 32 ft in length, featuring wooden flooring and an abundance of natural light, with access out onto the west-facing patio garden, ideal for outdoor dining and entertaining. Set off the living space, the sleek contemporary kitchen provides ample worktop and storage space.

The lower ground floor offers a highly versatile additional room which could work perfectly as an occasional fourth bedroom, home office, reception room or studio space depending on individual requirements.

The first floor hosts two well-proportioned bedrooms alongside a family bathroom, while the entire top floor is dedicated to an impressive principal suite featuring an expansive en-suite bathroom and direct access onto the sunny west-facing roof terrace enjoying elevated rooftop views across Brighton!







Pearson Keehan