



# 1 Brigden Street

Brighton BN1 5DP

Guide Price £750,000 - £775,000

- THREE BEDROOMS
- ENSUITE SHOWER ROOM
- FAMILY BATHROOM
- STUDY WITH FAR REACHING VIEWS
- THROUGH LIVING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- GUEST SUITE
- SOUTH FACING PATIO GARDEN

This stunning and truly one of a kind family home occupies a desirable corner position, offering the rare benefit of covered side access and an incredibly versatile guest suite/studio complete with its own en-suite.

The house itself is thoughtfully arranged over four floors and provides well-balanced accommodation throughout, including three generously sized bedrooms, a principal bedroom with en-suite, a modern family bathroom, and a study area enjoying exceptional views.

The ground and lower ground floors feature a superb through living and dining room alongside a stylish kitchen/breakfast room, with bi-fold doors opening onto a south-facing patio - perfect for entertaining and indoor, outdoor living.

Beautifully presented throughout, the property has been extensively updated by the current owners and is offered in excellent decorative order.

Ideally situated in a convenient and highly sought-after location, the home is within a short walk of Seven Dials, Brighton Station, and Brighton city centre.

**ENTRANCE HALL** Radiator, stairs to first floor.

**CLOAKROOM** Comprising pedestal wash hand basin, low level w.c., heated ladder style towel rail, cupboard housing 'Vaillant' gas fired boiler, double glazed sash window.

**LIVING/DINING ROOM** Delightful space with log burner, double glazed bay window with second window to the rear, two radiators, stairs to:

#### LOWER GROUND FLOOR

**KITCHEN/BREAKFAST ROOM** Incorporating 1 1/2 bowl stainless steel sink unit with drawer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, ceramic hob with extractor over, electric oven, integrated dishwasher and washing machine, space for fridge/freezer, breakfast bar, sash window, fitted double cupboard, two radiators, tiled floor, tiled splashback, bi-fold doors to patio.

#### FIRST FLOOR

**LANDING** Double glazed sash window, fitted cupboard, radiator.

**BEDROOM 2** Two deep fitted cupboards, sash bay window, radiator.

**BEDROOM 3** Double glazed sash window, radiator.

**BATHROOM** White suite comprising panelled bath with separate shower over, wash hand basin with cupboard under, low level w.c., heated ladder style towel rail, part tiled walls.

#### TOP FLOOR

**BEDROOM 1** Fitted wardrobes, velux and sky light, radiator, eaves storage.

**ENSUITE SHOWER** Comprising walk in shower with tiled surround, wash hand basin with cupboard under, low level w.c., heated ladder style towel rail, velux window, tiled floor.

**STUDY AREA** Stunning far reaching views, double aspect with UPVC double glazed windows.

#### OUTSIDE

**GUEST SUITE/STUDIO** A separate building currently utilised as an air bnb.

Electric heaters, fitted wardrobes.

#### ENSUITE

Comprising walk in shower, wash hand basin with cupboard under, low level w.c., heated ladder style towel rail, fitted cupboard, French doors to patio.

**SOUTH FACING PATIO** Paved with raised borders, covered side access.

**Council Tax Band C as sourced from the Brighton and Hove council website. Please note we cannot be held responsible for this information and would recommend you complete your own checks.**

#### BRIGDEN STREET

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA  
156.2 sq m / 1680 sq ft  
INCLUDING LIMITED USE AREA OF  
28.8 sq m / 310 sq ft



**whitlock & heaps**  
Site Plan  
Lower Ground Floor 28.4 sq m / 305 sq ft  
Ground Floor 39.1 sq m / 421 sq ft  
First Floor 36.2 sq m / 389 sq ft  
Second Floor 26.3 sq m / 283 sq ft

Floor plan is for illustration and identification purposes only and is not to scale.  
The dimensions given are approximate and are not to scale.  
The floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Measurement (IPMS).

Legend:  
S: Measuring Points  
W: Storage Cupboard  
T: Fitted Wardrobes  
IN: Garden Sheds for Display  
UP: Skylight  
EAVES: Ceiling Height  
HOT WATER TANK: Hot Water Tank  
INTEGRATED FRIDGE / FREEZER: Integrated Fridge / Freezer  
HEAD HEIGHT BELOW 1.5M: Head Height Below 1.5m  
BOILER: Boiler  
BESPOKE PROPERTY MARKETING

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