



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



Floor plan is for illustration and identification purposes only and is not to scale. All dimensions are for illustration purposes only and are not to scale. The floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 3 (RICS). Copyright Bespoke Property Marketing 2023.

Measuring Points: Storage Cupboard, Fitted Wardrobes, Garden Shuttered for Shower, Skylight.

Other: Ceiling Height, Hot Water Tank, Integrated Fridge / Freezer, Head Height Below 1.5m, Balcony.

Certified Property Measure, BESPOKE PROPERTY MARKETING

65 Sackville Road, Hove BN3 3WE
sales@whitlockandheaps.co.uk
01273 778577



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.