



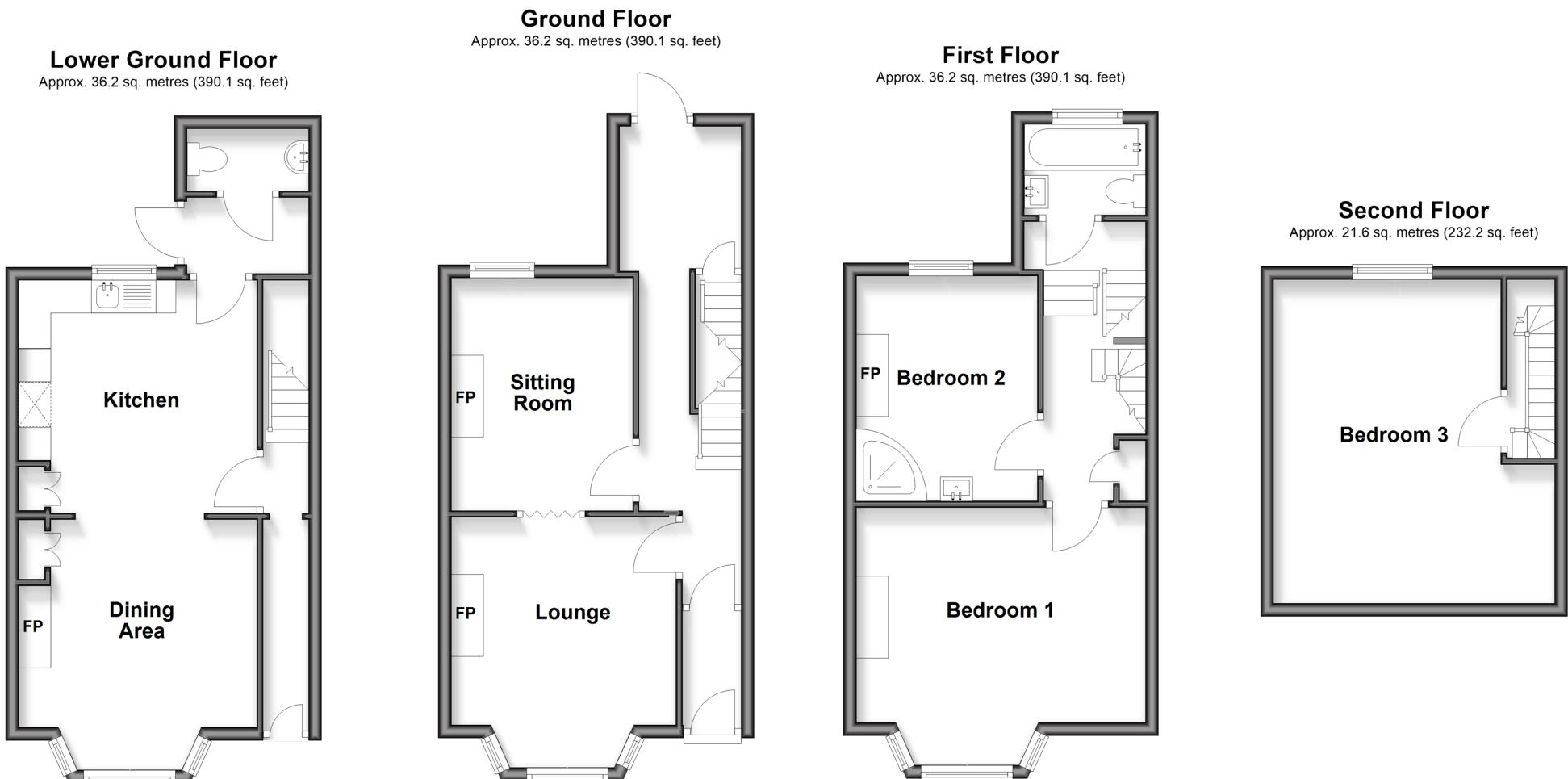
Guide Price
£800,000

Freehold

3x 1x 2x

**Pelham Square,
Brighton, East Sussex,
BN1**

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Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge/Sitting Room : 22'7 into bay x 8'4 (6.89m x 2.54m)

LOWER GROUND FLOOR

Entrance Hall

Kitchen/Dining Area : 24'9 x 10'3 (7.55m x 3.13m)

Cloakroom

FIRST FLOOR

Bedroom 1 : 14'10 x 12'7 (4.52m x 3.84m)

Bedroom 2 : 11'8 x 8'4 (3.56m x 2.54m)

Bathroom

SECOND FLOOR

Bedroom 3: 15'0 x 11'6 (4.58m x 3.51m)

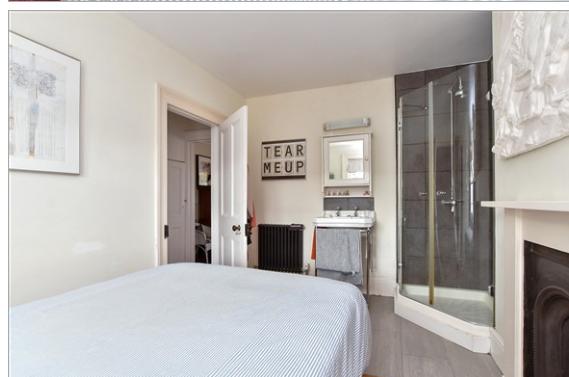
OUTSIDE

Rear Patio



Main features

- Beautiful Grade II listed house in Brighton's famous North Laine location which overlooks Pelham Square
- Moments from Brighton train station
- All the fun Brighton has to offer within walking distance, including the beach
- Large and versatile accommodation to suit family living/working from home
- Sunny rear garden



Nearest Schools

Primary Schools: Carlton Hill Primary 0.2 miles, St Paul's CofE Primary and Nursery 0.3 miles
Secondary Schools: Brighton and Hove High School 0.6 miles, Brighton College 0.7 miles

Transport Information

Train Stations: Brighton 0.2 miles, London Road 0.6 miles, Preston Park 1.4 miles

Address

Pelham Square, Brighton, East Sussex, BN1

Directions

For directions to this property please contact us.





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**INVESTORS
IN PEOPLE**

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



CURRENT:
F(38)

POTENTIAL:
C(74)

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