



**Guide Price**  
**£800,000**

**Freehold**

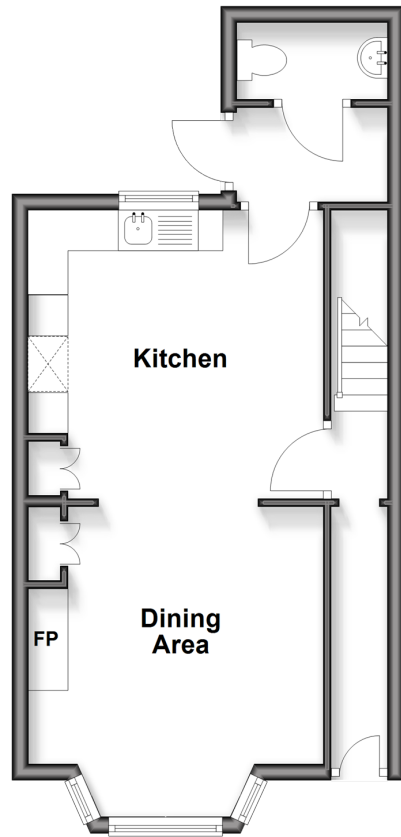
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**Pelham Square,  
Brighton, East Sussex,  
BN1**

**cubitt&west**  
Helping you move forwards

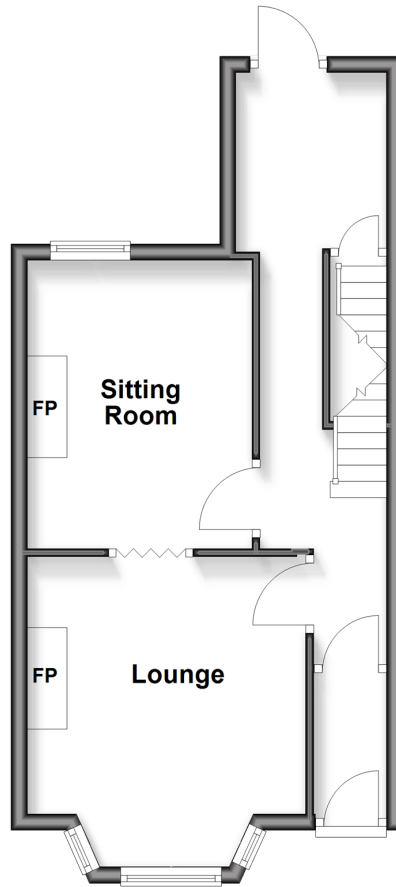
### Lower Ground Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



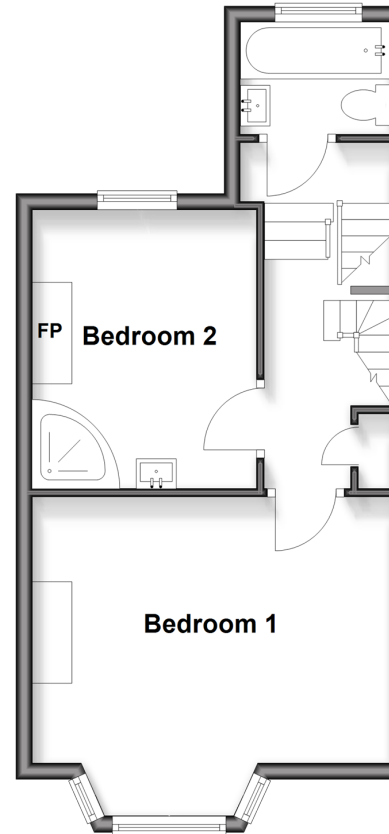
### Ground Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



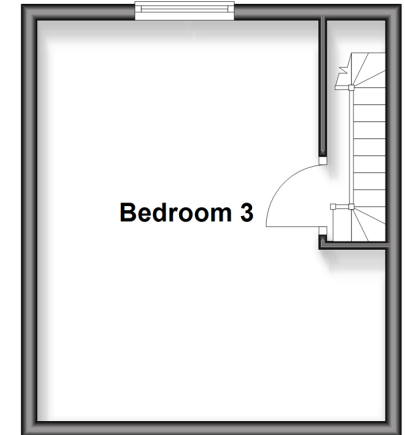
### First Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



### Second Floor

Approx. 21.6 sq. metres (232.2 sq. feet)



## 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

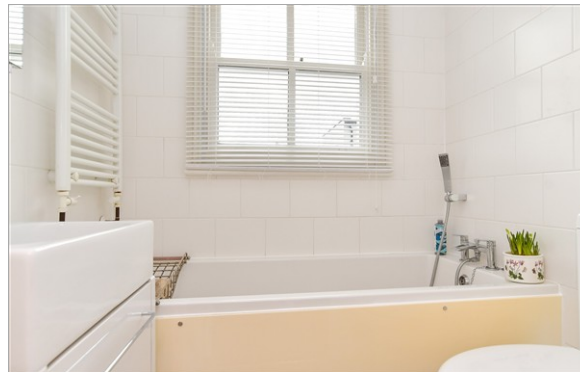
### SECOND FLOOR

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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Call Central Brighton Branch 01273 820600 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- 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



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