

# 54 Clifton Street

Brighton, BN1 3PG

**Offers in excess of £725,000**

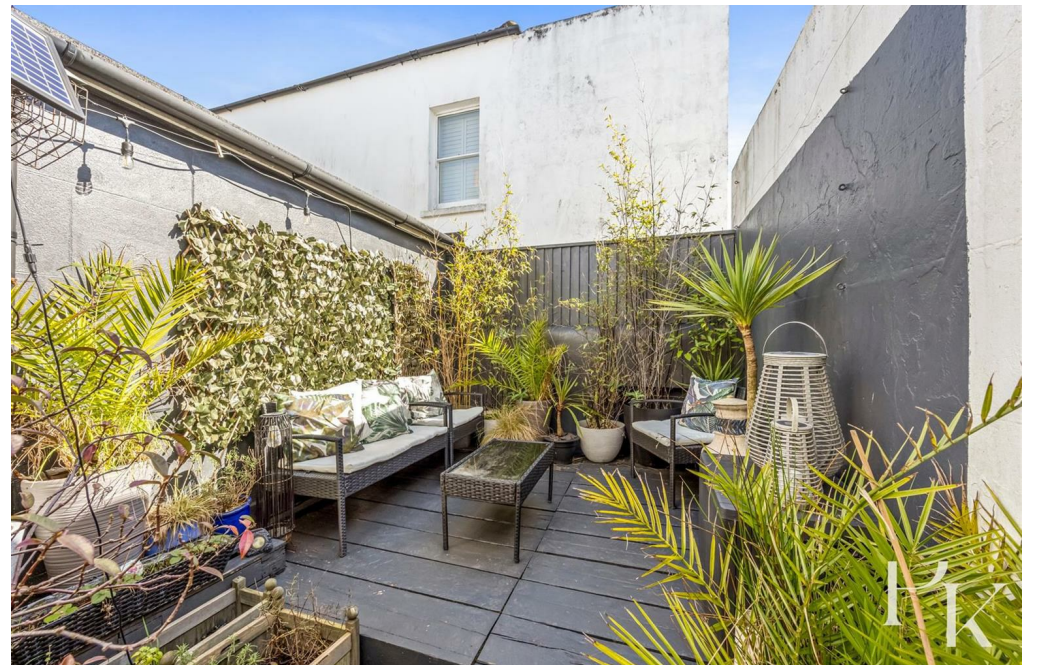
A beautifully presented and thoughtfully renovated three-bedroom, two bathroom period home, ideally positioned in a uniquely peaceful setting in the heart of Brighton, less than a minute's walk to Brighton central railway station.

The property has been extensively improved by the current owners, blending stylish contemporary finishes with charming period features. The ground floor offers a superb and spacious open-plan living and dining space, complete with a feature fireplaces, a wood burning stove, bespoke shelving and a bay window, creating a warm and inviting environment.

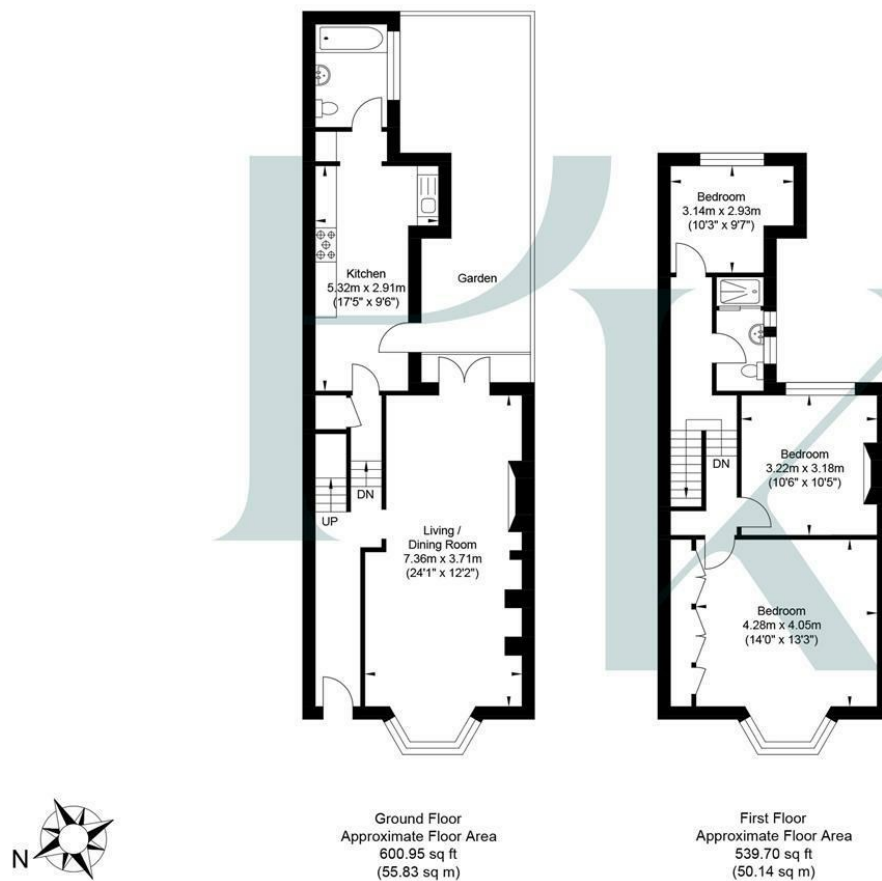
To the rear, a well-designed kitchen, including a breakfast bar and seating, provides excellent storage and workspace, leading out to a private, low-maintenance garden, a rare and valuable addition in such a central location. Off the kitchen, there is a useful utility area, with a bathroom positioned beyond, adding further practicality to the ground floor layout.

Upstairs, the house offers three well-proportioned double bedrooms, including a particularly spacious principal room with built-in wardrobes, along with a modern shower room, all finished to a high standard.

Clifton Street is a quiet, one-way road in an exceptionally central location, ideally positioned close to Seven Dials. Despite being in the heart of Brighton, it offers a rare sense of calm, while remaining just a short walk the vibrant North Laine district, a wide range of cafés, restaurants and amenities, as well as the seafront.



## Clifton Street



Approximate Gross Internal Area = 105.97 sq m / 1140.65 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>79</b>
	<b>67</b>

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	

EU Directive 2002/91/EC

Pearson  
Keehan