



- Beautifully presented four storey town house
- This stunning three-bedroom house is located
- Modern fitted kitchen and bathroom
- Ensuite to master bedroom
- Integral garage

St. Nicholas Road, Brighton, BN1 3LP

Guide Price £625,000 - £650,000

This beautifully presented four-story townhouse in the heart of Brighton offers a perfect blend of modern living and convenience. Just moments away from Brighton mainline station, this stunning three bedroom property boasts a versatile layout ideal for both families and professionals. Situated in an unbeatable location, this townhouse is close to Brighton's world-famous Lanes, known for their unique shops and vibrant atmosphere. Residents can easily access a variety of local amenities, including fine pubs and diverse dining options, all within a short stroll. The proximity to Brighton Station further enhances the appeal, making commuting effortless.



Property Description

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The spacious design allows for flexible use of space, accommodating various lifestyles and needs. The open-plan kitchen lounge is a highlight, featuring sleek, modern finishes that create a stylish and inviting atmosphere, perfect for entertaining or relaxing.

The townhouse includes three well-proportioned bedrooms. The master bedroom stands out with its delightful en-suite shower room, providing a private retreat. A further family bathroom is available, ensuring convenience for all residents and guests. The property features an integral garage, ideal for a small car, as well as additional storage for bikes and other essentials.



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Accommodation

GROUND FLOOR

ENTRANCE HALL

BEDROOM 3

10' 6" x 7' 1" (3.2m x 2.16m)

BEDROOM 2

10' 8" x 7' 2" (3.25m x 2.18m)

FAMILY BATHROOM

FIRST FLOOR

MASTER BEDROOM

17' 11" x 9' 11" (5.46m x 3.02m)

ENSUITE SHOWER

LOWER GROUND FLOOR

LOUNGE

14' 5" x 13' 3" (4.39m x 4.04m)

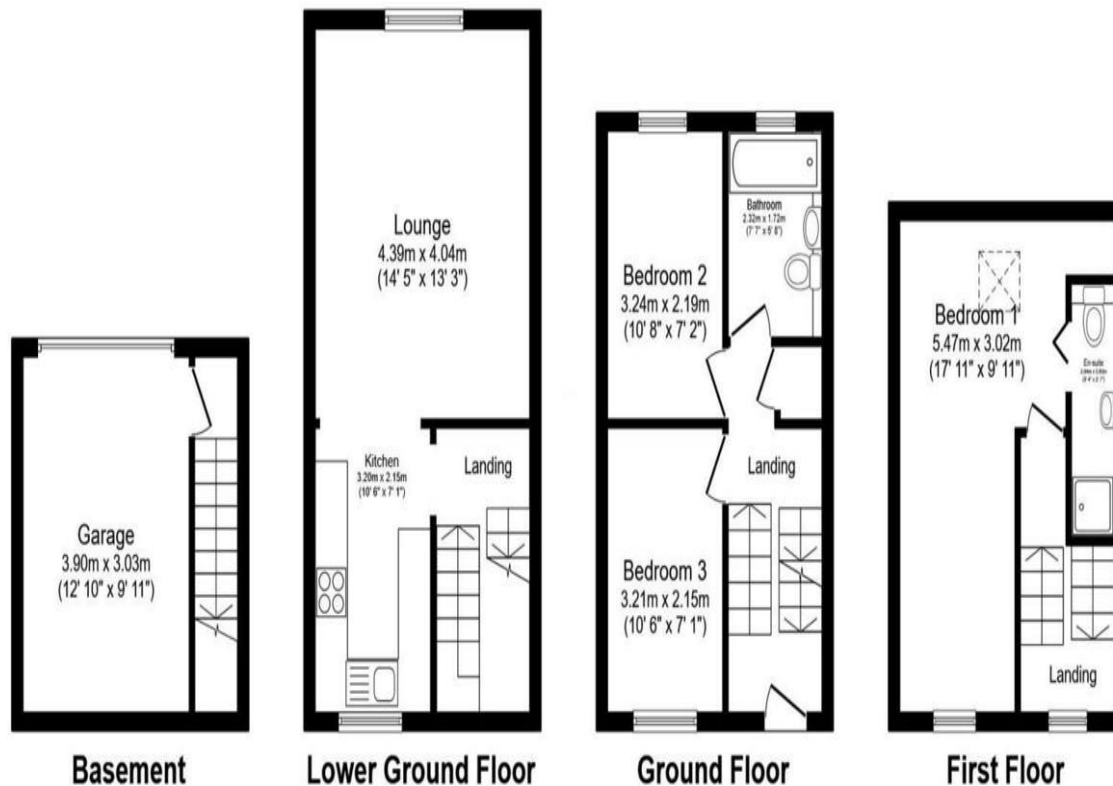
KITCHEN

10' 6" x 7' 1" (3.2m x 2.16m)

BASEMENT

GARAGE

12' 10" x 9' 11" (3.91m x 3.02m)



Total floor area 164.2 sq.m. (1,768 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Score	Energy rating	Current	Potential
92+	A	74 C	79 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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