



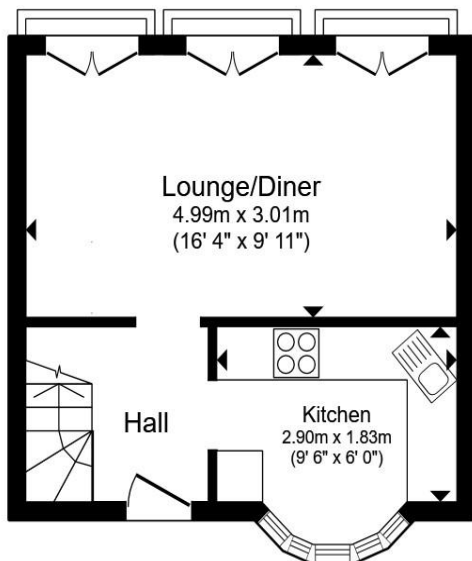
Dolphin Mews, Brighton, BN2 1TY

welcome to

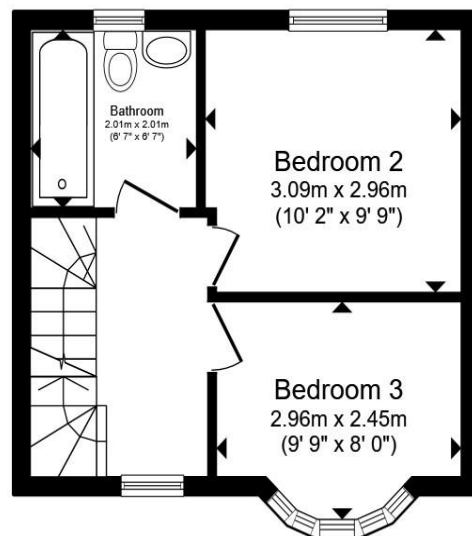
Dolphin Mews, Brighton

****No onward chain**** This delightful property offers a rare opportunity to acquire a versatile and characterful home in one of Brighton's most sought-after mews developments.

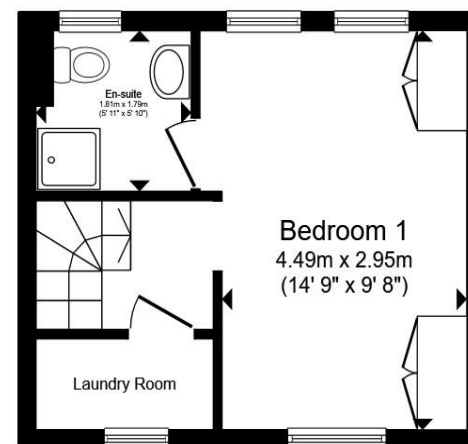




Ground Floor



First Floor



Second Floor

Total floor area 76.9 m² (828 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). Powered by www.propertybox.io



Tucked away within the highly desirable Dolphin Mews, this charming three-bedroom mews house offers well-proportioned accommodation arranged over three floors, combining character, privacy and an enviable central Brighton location.

The ground floor comprises an entrance hall leading to a fitted kitchen with attractive bay window and a spacious dual-purpose lounge/dining room, filled with natural light and providing an excellent space for both relaxing and entertaining.

On the first floor are two well-proportioned bedrooms, served by a family bathroom, whilst the second floor is dedicated to the impressive principal bedroom, benefitting from fitted wardrobes, a separate laundry room and an en-suite shower room.

Externally, the property enjoys an attractive mews setting with a pretty front courtyard approach. A particular feature is the garage, providing valuable off-road parking or additional storage, a rarity in such a central location. Property also benefits from allocated parking.

Situated just moments from Brighton's vibrant city centre, residents can enjoy easy access to an excellent selection of shops, cafés, restaurants and leisure facilities, as well as Brighton Station and the seafront, making this an ideal home, second residence or investment opportunity.

welcome to

Dolphin Mews, Brighton

- No onward chain
- Three-bedroom mews house
- Arranged over three floors
- Family bathroom and en-suite shower room
- Separate laundry room

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 215 years from 01 Jan 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET108493



Property Ref:
KET108493 - 0004

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