



7 Norfolk Road

BRIGHTON | EAST SUSSEX | BN1 3AA

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Situation

A beautiful Grade II period townhouse with a versatile annexe, bespoke kitchen and accommodation over four floors, with an abundance of original period features and a larger than average west facing garden

Set in the fashionable Clifton Hill conservation area, close to the commercial districts and cultural heart of the city. The whole of Brighton and Hove is easy to reach on foot, by bus, or by car, with Brighton station and its direct links to Gatwick and London only a 15-minute walk, making it ideal for commuters. This sought after location is within minutes of fashionable shopping, restaurants, clubs, cinemas, theatres and the beach. It is also conveniently located for parks and gardens, which provide green spaces, but also host events in the city's numerous festivals. Recreational facilities are in abundance, including numerous first-class gyms, swimming, tennis, paddle and sailing at Brighton Marina. There are also a range of respected state and private schools locally.

Wrought iron railings showcase the front of the property leading to the panelled front door, accessing the entrance hall complete with the original ceiling mouldings and oak flooring. The bay-fronted sitting room is light and enchanting with tall sash windows and a marble fireplace with inset log burner. Folding double doors open on to the kitchen with handmade bespoke units and views over the landscaped rear garden. To the rear of the property is a cloakroom/W.C. and a useful utility area. Arranged over four floors, the lower ground floor is currently utilised as a one bed annexe, complete with its own private external access. The lower staircase is still in place, so the property remains highly configurable as one complete townhouse. Across the upper floors are three double bedrooms, a well-appointed family bathroom, including a generous principal bedroom complemented by a stunning wrought iron balcony with glimpses of the sea. Outside, the landscaped rear garden has been thoughtfully designed to provide a series of private outdoor spaces that can be enjoyed throughout the day. Flint walls and carefully defined seating areas create a tranquil and secluded setting.



Kitchen

- » Hand built kitchen by 'Crick House' including large French larder cupboard
- » Italian slate work surfaces
- » Boiling and filtered water tap
- » 'Bosch' integrated fridge freezer
- » 'Neff' integrated slimline dishwasher
- » 'Smeg' gas hob
- » 'Smeg' electric oven



Bathrooms

Family Bathroom

- » Family Bathroom
- » Free standing, cast iron roll top bath with antique French taps
- » Large fully tiled walk in shower with wall mounted shower
- » Antique French pedestal sink
- » Fitted 'invisible' cupboard for toiletries



Lower Ground Floor Bathroom

- » Panelled bath with shower attachment
- » Quarry tiled floor
- » Wash hand basin with cupboard under
- » Low level w.c. suite
- » Tiled splash backs



Specification

- » Original period features
- » Bespoke kitchen from 'Crick House'
- » Instant boiling tap, filter water tap
- » Roger Oates 100% wool stair runner
- » 'Dartmoor' eco stove in the sitting room (fitted 2025)
- » 'Potterton' gas fired boiler
- » Ground floor utility area with space and plumbing for appliances
- » Landscaped west facing rear garden



Annexe

The property is further enhanced by a lower ground floor, one bedroom annexe, seamlessly connected to the main residence by an internal staircase. An ideal addition for multi-generational living, independent guest accommodation or an au pair.

Kitchen

- » Fitted wall and base units
- » Twin inset stainless steel sinks
- » Fitted storage shelves
- » Space for gas cooker
- » Space for fridge freezer
- » Space for slimline dishwasher
- » Built in utility cupboard with space for washing machine

Specification

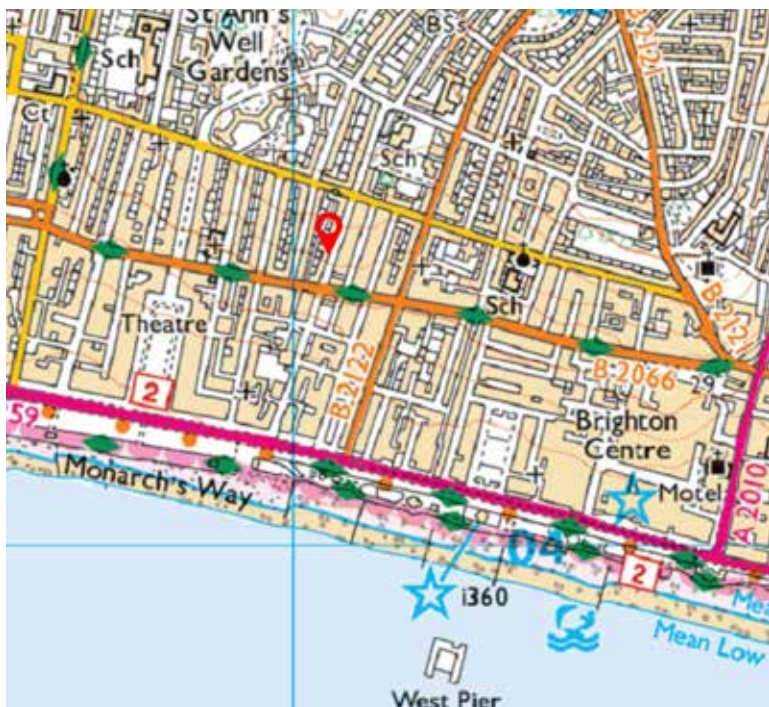
- » External storage
- » 'Worcester' gas fired boiler
- » Open fireplace in the sitting room



External

The property is approached via wrought iron railings and a paved pathway leading to the panelled front door. Separate steps lead down to a lower front garden with large store and access to the lower ground floor. A tiered area of paving extends from the rear of the property providing a well thought out, sun-trapped walled garden. The landscaped rear garden has been designed to create a nature haven, with multiple seating zones and a nature pond helping to appreciate the natural beauty of the surroundings. Well positioned planting includes a fig tree, espalier apple tree and spring/summer flowering shrubs. Located next to the patio doors is a covered seating area with timber swing benches, a pergola and climbing clematis, rambling rose and evergreen jasmine. An area of timber decking sits above the lower ground floor roof. Outside power point and garden hose.





Transport Links from 7 Norfolk Road

Brighton Train Station	approx. 0.8 miles
London Victoria By Train	approx. 45 mins
Gatwick Airport	approx. 31 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Norfolk Road, Brighton, BN1 3AA

Approximate Gross Internal Area = 218.1 sq m / 2348 sq ft

Storage = 16.4 sq m / 176 sq ft

Total = 234.5 sq m / 2524 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
imageplansurveys @ 2026

A buyer is advised to obtain verification from the solicitor.

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133 HIGH STREET | HURSTPIERPOINT | WEST SUSSEX | BN6 9PU

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