



- Elegant five-bedroom Victorian villa in prime Seven Dials
- Approximately 2,115 sqft of beautifully proportioned accommodation
- Exceptional south-facing garden, among the largest on the road
- Magnificent reception rooms with original period features
- Moments from Brighton Station, excellent schools and independent cafés

York Villas, Brighton, BN1 3TS

Guide Price £1,250,000 - £1,300,000

Open House Saturday 11th July arrange via appointments only. "Guide Price £1,250,000 - £1,300,000"

A Stunning Five-Bedroom Semi-Detached Victorian Villa nestled in the highly desirable Seven Dials area of Brighton, this exceptional five-bedroom semi-detached house offers a blend of classic charm and modern living, just moments from local amenities and Brighton mainline station.



Property Description

Elegant Victorian Villa with Exceptional South-Facing Garden in the Heart of Seven Dials

Occupying a prime position in Brighton's highly sought-after Seven Dials district, this beautifully proportioned five-bedroom semi-detached Victorian villa offers an exceptional combination of period elegance, generous family accommodation and one of the largest south-facing gardens on the road.

Extending to approximately 2,115 sq ft, the house retains a wealth of original Victorian character, including high ceilings, ornate cornicing, fireplaces and wonderfully proportioned rooms, while offering the flexibility demanded by modern family life.

The ground floor is centred around two impressive reception rooms that flow beautifully for both everyday living and entertaining. To the rear, the spacious kitchen/breakfast room enjoys direct access to the garden, creating a wonderful connection between the house and outdoor space. A versatile additional room provides the perfect home office, studio or gym, together with a convenient ground-floor cloakroom.

The first floor offers four generous bedrooms alongside a beautifully appointed family bathroom and separate WC, while the second floor provides an outstanding studio or fifth bedroom with extensive eaves storage-ideal as a creative workspace, guest suite or peaceful retreat.

Outside lies one of the property's most remarkable features. The substantial south-facing garden is unusually large for Seven Dials-substantially larger than many neighbouring gardens-providing a rare sense of space and privacy. A raised entertaining terrace leads to generous lawned and planted areas, creating a superb setting for family life, gardening and summer entertaining.

Perfectly positioned just a short walk from Brighton mainline station, highly regarded schools, independent cafés, restaurants and the vibrant city centre, this exceptional home offers the rare opportunity to enjoy elegant Victorian living with outstanding outside space in one of Brighton's most desirable neighbourhoods.





Accommodation

GROUND FLOOR

SITTING ROOM
16' 8" x 14' 2" (5.08m x 4.32m)

DINING ROOM
15' 7" x 12' 4" (4.75m x 3.76m)

OFFICE/GYM
9' 3" x 8' 5" (2.82m x 2.57m)

KITCHEN/BREAKFAST ROOM
20' 4" x 7' 8" (6.2m x 2.34m)

WC

FIRST FLOOR

BEDROOM
15' 7" x 12' 0" (4.75m x 3.66m)

BEDROOM
16' 4" x 12' 6" (4.98m x 3.81m)

BEDROOM
9' 9" x 8' 3" (2.97m x 2.51m)

BEDROOM
20' 4" x 8' 6" (6.2m x 2.59m)

FAMILY BATHROOM

WC

SECOND FLOOR

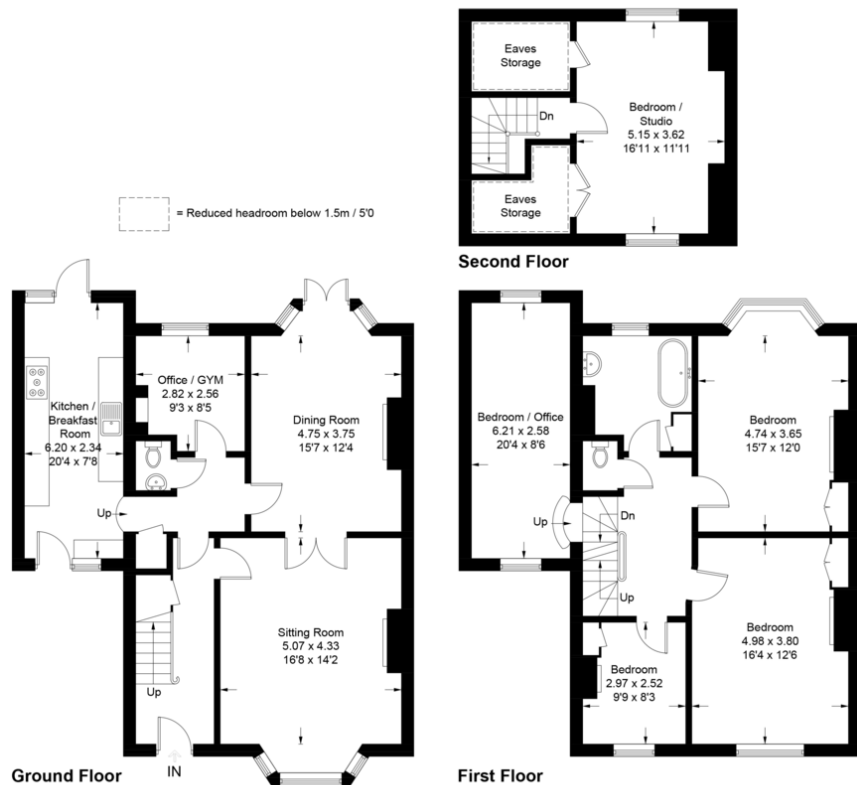
BEDROOM/STUDIO
16' 11" x 11' 11" (5.16m x 3.64m)

OUTSIDE

STUNNING SOUTH FACING REAR GARDEN

York Villas, Brighton, BN1 3TS

Approximate Gross Internal Area = 196.5 sq m / 2115 sq ft
(Including Eaves Storage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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

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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