

# 18 Alexandra Villas

Brighton, BN1 3RF

**Offers in excess of £1,050,000**

Situated in the heart of the ever-popular Seven Dials district, this exceptional semi-detached period home offers generous and beautifully arranged accommodation across three floors, along with the rare advantage of off-road parking and a delightful private garden. Properties of this nature are rarely available in such a prime central location, just a short walk from Brighton Station, making it ideal for commuters and families alike.

The property immediately impresses with its attractive period façade and driveway parking to the side. Inside, the ground floor offers a welcoming entrance hall leading through to a bay-fronted sitting room, a bright and characterful space featuring period detailing and a fireplace.

To the rear of the house, a spacious open-plan kitchen and dining area forms the heart of the home, offering excellent space for both everyday living and entertaining. The kitchen is well appointed with sleek modern units and generous work surfaces, enjoying pleasant views out to the garden. A discreet door leads through to a separate utility room, providing useful additional storage and practicality. The adjoining dining area offers a lovely outlook and direct access to a raised decked terrace, which steps down to the private garden. Also on the ground floor is a useful study and a cloakroom, providing practical and flexible living space.

The first floor hosts three well-proportioned double bedrooms. The bedroom at the front of the house features a beautiful bay window and benefits from its own en-suite shower room, while a large family bathroom on this floor is fitted with both a bath and a separate shower. Occupying the top floor is the impressive principal bedroom, a stunning loft-style space with an impressive vaulted ceiling, exposed architectural lines and an abundance of natural light. This room also benefits from its own en-suite shower room, creating an ideal principal suite or guest accommodation.

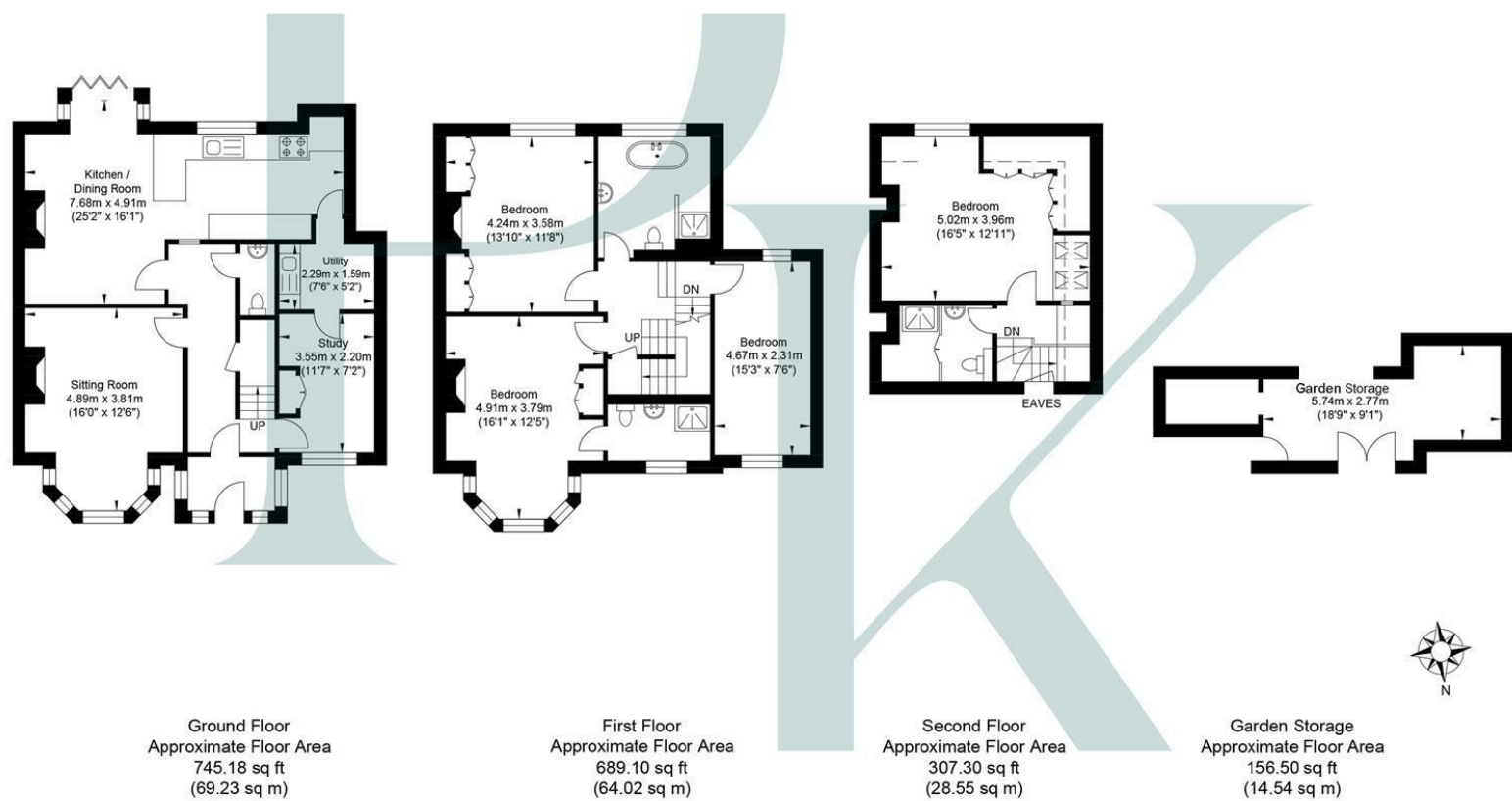
Beneath the house there is also expansive under-house storage, a highly useful space which neighbouring homes have incorporated into the main house to create additional living accommodation, subject to the necessary works and permissions.

Outside, the private rear garden provides a peaceful retreat in the city, with a decked seating area and steps leading down to a lawned garden bordered by mature planting. A particularly rare feature for central Brighton is the side access gate, allowing convenient entry to the garden without needing to pass through the house.

Alexandra Villas is perfectly positioned in Seven Dials, one of Brighton's most desirable and well-connected neighbourhoods. A wide array of independent cafés, restaurants, bakeries and shops are just moments away, while Brighton Station, the city centre and seafront are all within easy walking distance.



## Alexandra Villas



Approximate Gross Internal Area (Excluding Garden Storage) = 161.8 sq m / 1741.58 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
74	80

Very energy efficient - lower running costs  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

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Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

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

England & Wales EU Directive 2002/91/EC

Pearson  
Keehan