

PHILLIPS & STILL



Shaftesbury Road, Brighton, BN1 4NE

- A Magnificent Three Storey Mid Terrace Victorian Family Home
- Extremely Well Presented With A Wealth Of Period Features
- Four Double Bedrooms
- Two Reception Rooms + Separate Modern Kitchen

Offers Over £575,000

- South Westerly Private Rear Garden + Sun Terrace
- Two Bath / Shower Rooms
- Vibrant Preston Circus Location In Central Brighton
- Walking Distance Of London Road, Seafront & Seven Dials



Property Description

This extremely well presented and very generously proportioned mid terrace period home offers spacious & versatile living accommodation over three storeys and is located in the 4th coolest neighbourhood in the UK (named by Time Out Magazine in 2025). Shaftesbury Road is a leafy residential street known for its' wonderful period architecture and amazingly vibrant & convenient location in Preston Circus a short walk from Seven Dials, the seafront and Brighton City centre. A wealth of amenities on London Road are close by and London Road station is within walking distance any commuters. With so much space on offer, it is very much open to interpretation to suit your needs and lifestyle with so many people requiring a home office or two these days!

You will be charmed from the moment you see the house as you approach via a walled front garden. Starting on the ground floor you are welcomed by a spacious entrance hall, a wonderful 26ft bay fronted lounge with fireplace, dining room that opens onto the rear garden and a separate modern kitchen. This floor is definitely the social hub ideal for entertaining as well as relaxing in & sitting down together for meals together.

Doors from the dining room take you out into a tranquil, secluded private rear courtyard garden with a wonderful South Westerly aspect and sun terrace - the perfect setting for a spot of al fresco dining, your morning coffee or that after work evening pre-prandial! It is fully enclosed so safe for children and pets to play out in too.

On the first floor are two double bedrooms, the front of which is a particularly fantastic bay fronted size. You also have a refitted family bathroom with freestanding bath and walk-in shower cubicle. To the second floor are two further double bedrooms with an en suite shower room to the front.

Other features of this superb home include wood flooring, period fixtures & fittings, a wealth of built-in storage and gorgeous high ceilings. This is a rare opportunity to purchase an amazing house in a much sought after & convenient location. There is an excellent array of nightlife and a wide selection of trendy restaurants, cafes, bars and public houses within walking distance as well as a good choice of convenience shops & supermarkets. Living here will definitely allow you to fully experience that cosmopolitan Brighton & Hove lifestyle the City is so well known for!





Accommodation

GROUND FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE

13' 4" x 11' 8" (4.06m x 3.56m)

DINING ROOM

11' 1" x 9' 6" (3.38m x 2.9m)

MODERN KITCHEN

8' 4" x 6' 11" (2.54m x 2.11m)

FIRST FLOOR

LANDING

BEDROOM ONE

15' 1" x 11' 3" (4.6m x 3.43m) Bay fronted

BEDROOM FOUR

11' 1" x 8' 11" (3.38m x 2.72m)

REFITTED FAMILY BATHROOM

With free-standing bath & walk-in shower

SECOND FLOOR

BEDROOM TWO

15' 1" x 11' 3" (4.6m x 3.43m)

EN SUITE SHOWER ROOM

With W.C.

BEDROOM THREE

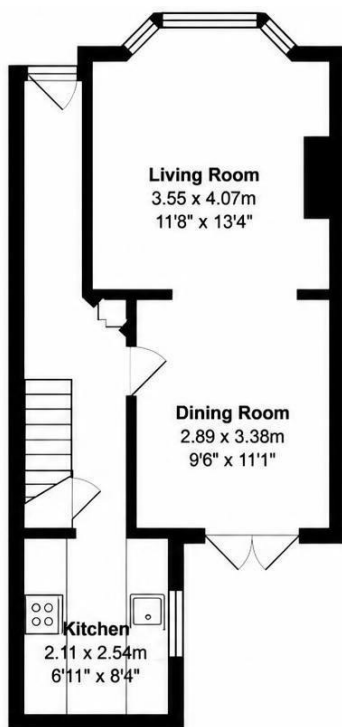
11' 1" x 9' 9" (3.38m x 2.97m)

OUTSIDE

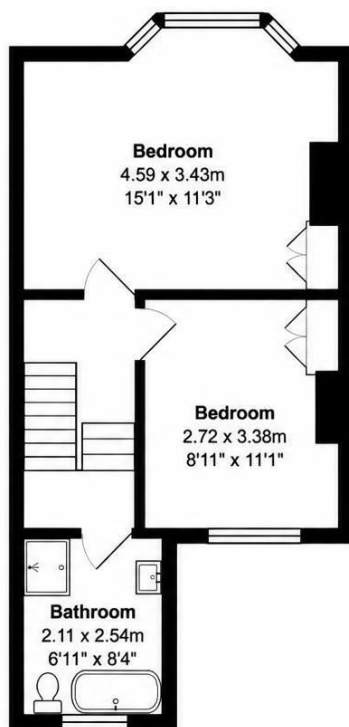
WALLED FRONT GARDEN

SUNNY PRIVATE REAR GARDEN

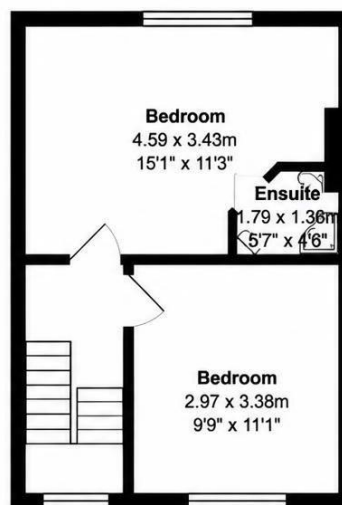
South Westerly aspect with sun terrace & courtyard areas



Ground Floor
Area: 38.4 m² ... 413 ft²



First Floor
Area: 38.6 m² ... 415 ft²



Second Floor
Area: 32.0 m² ... 344 ft²

Total Area: 109.0 m² ... 1173 ft²

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 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 are 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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