



## 32 SOUTHAMPTON STREET BRIGHTON, BN2 9UT

FREEHOLD

Guide. Price £575,000 - £600,000. Situated in the vibrant Hanover area of the city, this beautifully refurbished terraced house offers a perfect blend of modern living and classic charm. Spanning an impressive 1,259 square feet and arranged over three floors, this property boasts four spacious double bedrooms, making it an ideal home for families or professionals seeking ample space.

The newly refurbished interiors showcase great attention to detail, ensuring a fresh and inviting atmosphere throughout. The through lounge diner which opens onto the kitchen, provides the perfect space for both entertaining and relaxing. The large family bathroom features a luxury free standing bath as well as a walk in shower, providing both comfort and convenience, while an additional Jack and Jill en suite on the first floor enhances the practicality of this gorgeous family home.

A lovely feature of this property is its west-facing garden, perfect for enjoying the afternoon sun and hosting gatherings with friends and family. The outdoor space offers a surprising tranquil retreat from the hustle and bustle of city life.

Location is key, and this home does not disappoint. Situated just a 10- 15-minute walk from Brighton station and the North Laine district, it is superbly positioned for both commuting as well as enjoying everything this city has to offer. Residents also benefit from an excellent selection of cafes, pubs, eateries and for families a number of highly regarded schools.

In summary, this four-bedroom terraced house on Southampton Street combines modern modern lifestyle in a charming period home with a prime location. The property is sold with no on going chain.

# Nicholas James

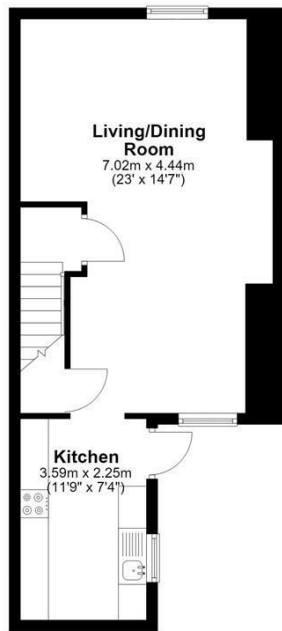
SALES LETTINGS AUCTIONS







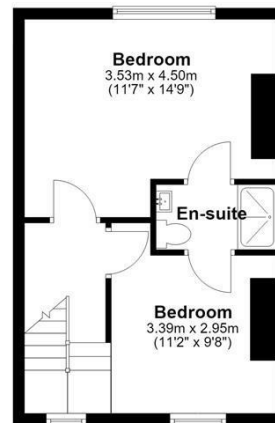
Lower Ground Floor



Ground Floor



First Floor



Total area: approx. 110.9 sq. metres (1193.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Southampton Street



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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