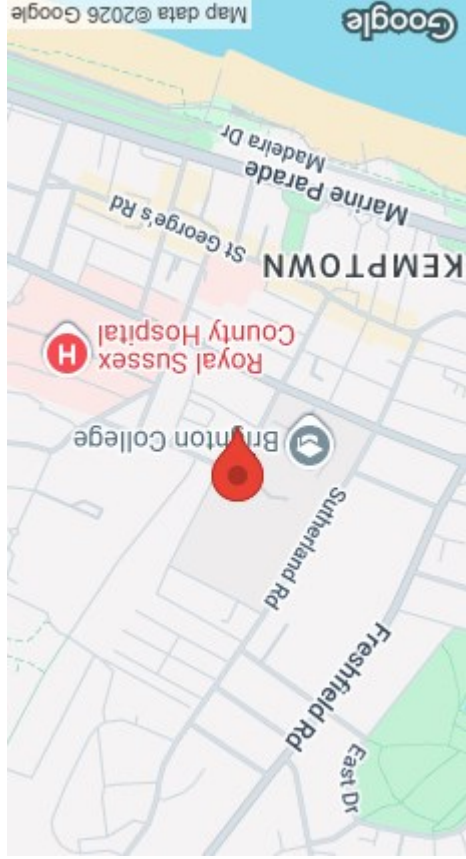


Belle Vue Gardens, Brighton, BN2 0AA

Approximate Gross Internal Area = 209.1 sq m / 2251 sq ft
Cellar = 6.2 sq m / 66 sq ft
Total = 215.3 sq m / 2317 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplannersurveys @ 2025



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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating	
Current	Potential
69	81
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	
England & Wales	
EU Directive 2002/91/EC	



Belle Vue Gardens, Brighton, BN2 0AA

£1,150,000

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£1,150,000

A fantastic four-bedroom Victorian semi-detached house offering exceptionally spacious accommodation arranged over three floors. The property benefits from a good-sized rear garden, far-reaching sea and city views, and the potential to create a fifth bedroom. Early internal viewing is highly recommended.





Further Information

A fantastic four-bedroom Victorian semi-detached house offering exceptionally spacious accommodation arranged over three floors. The property benefits from a good-sized rear garden, far-reaching sea and city views, and the potential to create a fifth bedroom. Early internal viewing is highly recommended.

This substantial home is approached via a raised front garden with steps leading to the front door, together with additional side access. An attractive entrance porch opens into a spacious entrance hall, while the ground floor comprises a bright and spacious south-facing living room with a bay window and period fireplace, separate dining room, kitchen with direct access to the garden, utility room with further garden access, and a generous family room. The family room was previously used as a bedroom and could easily be reinstated, creating a fifth bedroom if required.

On the first floor, there is a family bathroom, separate WC, and two fantastic sized double bedrooms. The principal bedroom occupies the front of the house and benefits from a bright south-facing aspect with a balcony enjoying sea views.

The second floor provides two further fantastic sized double bedrooms. One enjoys further sea views, while the other benefits from a useful storage area. This space currently includes a small kitchenette and offers excellent potential to create an en suite shower room.

To the rear is an attractive rear garden extending to approximately 55ft with well-stocked flower and shrub borders. This wonderful home retains an abundance of original period features and presents a fantastic opportunity to acquire a substantial family home.

Belle Vue Gardens is a sought-after residential road in the heart of Kemptown, just moments from Brighton seafront. St James's Street, the Royal Sussex County Hospital, Brighton College and the city centre are all within easy reach, while Brighton Station offers direct services to London.

