

19 Norfolk Road

Brighton, BN1 3AA

Asking price £1,850,000

The property has a particularly handsome frontage, with its symmetrical double fronted elevation, attractive bay windows, architectural detailing and original first floor balcony. From the front balcony there are lovely views up and down Norfolk Road, giving the house a wonderful sense of character and presence.

Inside, the accommodation is both elegant and practical, combining period charm with a layout perfectly suited to modern family life. The ground floor offers two generous front reception rooms, both beautifully proportioned and full of character. These rooms provide excellent flexibility, working equally well as formal sitting rooms, a study, music room or additional family space.

To the rear, the house opens into a spectacular open plan kitchen, dining and family room measuring approximately 30ft. This is the true heart of the home, with multiple Velux windows drawing in natural light and wide doors opening directly onto the west facing garden. The kitchen is beautifully appointed with a large central island, Sub Zero and Wolf appliances, excellent storage and plenty of space for cooking, dining and entertaining. The flow from the kitchen through to the garden is a standout feature, creating a superb indoor outdoor lifestyle space.

Also on the ground floor is a shower room, which leads through to a useful storeroom/pantry, ideal for household storage, coats, boots, wine, provisions or everyday family overflow.

The lower ground floor adds further practicality, with a generous utility room providing excellent additional storage and laundry space, keeping the working elements of the home neatly separate from the main living areas.

The first floor is home to a beautiful principal bedroom, positioned to the front of the house and enjoying wonderful proportions, high ceilings, a large bay window, period detailing and a fireplace. It is an elegant and calming room, with excellent space for freestanding furniture and a lovely sense of grandeur. The principal bedroom is further enhanced by a stylish en suite bathroom, beautifully finished with twin basins set within a vanity unit, genuine marble surfaces, a panelled bath, separate shower, heated towel rail and a soft, elegant colour palette.

There are two further double bedrooms on this level, both well proportioned, along with a luxury main shower room finished to a high standard. The first floor also gives access to the original front balcony, a charming feature which enhances the character of the home.

The second floor provides two further double bedrooms, both benefiting from their own en suite facilities. This makes the top floor ideal for older children, guests or those wanting a degree of separation from the main bedroom accommodation. The landing also opens onto a west facing terrace, enjoying rooftop views and glimpses towards the sea, creating a peaceful elevated space to sit out and enjoy the afternoon and evening sun.

Outside, the west facing garden is private, mature and beautifully arranged. There is a large paved entertaining terrace, lawned area, established planting and excellent space for outdoor dining and relaxing. The gated rear access is a highly practical addition, particularly for bikes, garden equipment and family use.

Norfolk Road is a highly convenient central Brighton address, situated within the Montpelier and Clifton Hill Conservation Area, within easy reach of the seafront, Western Road, Seven Dials, Brighton Station and the city centre. The property is also understood to fall within Zone A for BHASVIC, making it particularly appealing for families. The property offers a rare combination of scale, period elegance, flexible accommodation and superb outside space in one of Brighton's most desirable central locations.



- Double fronted period villa
- Five double bedrooms
- Stunning 30ft kitchen, dining and family room
- West facing landscaped garden
- Second floor terrace with sea views
- Approximately 2,925 sq ft
- Five bathrooms
- Two elegant front reception rooms
- Original first floor balcony
- Montpelier and Clifton Hill Conservation Area

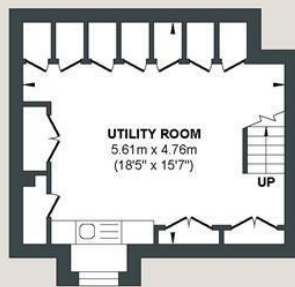
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79
England & Wales	EU Directive 2002/91/EC	

NORFOLK ROAD

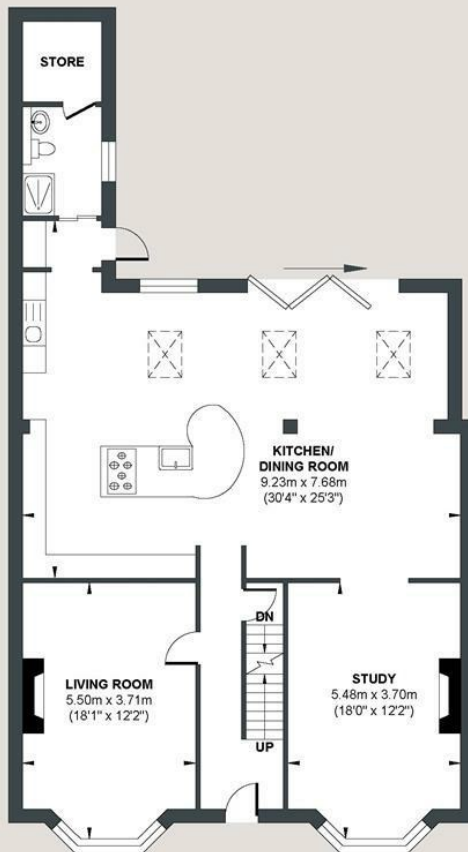
Approx. Gross Internal Floor Area (Excluding Outbuilding) = 271.74 sq m / 2924.98 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



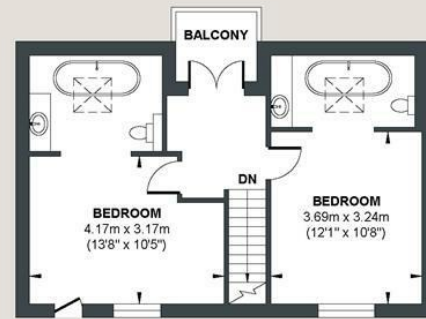
OUTBUILDING
Approximate Floor Area
93.22 sq ft
(8.66 sq m)



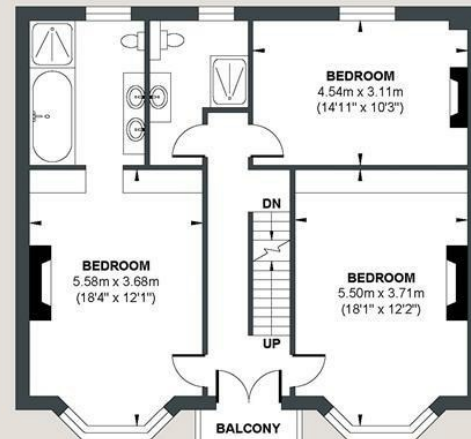
LOWER GROUND FLOOR
Approximate Floor Area
287.50 sq ft
(26.71 sq m)



GROUND FLOOR
Approximate Floor Area
1244.52 sq ft
(115.62 sq m)



SECOND FLOOR
Approximate Floor Area
458.32 sq ft
(42.58 sq m)



FIRST FLOOR
Approximate Floor Area
841.42 sq ft
(78.17 sq m)



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All measurements are approximate

