

3 St. Lukes Road

Brighton, BN2 9ZD













111 Dyke Road, Brighton, BN1 3JE
Tel: 01273 964484 **Email:**brighton@pearsonkeehan.com pearsonkeehan.com

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Guide price £600,000

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Set within an attractive period terrace, this three-bedroom home combines generous proportions, original detailing and a wonderfully secluded south-facing rear garden, creating a characterful house in a highly convenient Brighton location, with further potential to extend and enhance the accommodation, subject to the necessary planning permissions.

Behind the handsome red-brick façade, the interiors retain many of the features that make these period homes so appealing, including decorative cornicing, high ceilings, timber floors and generous windows.

The ground floor opens into an inviting front reception room, an elegant space with ornate ceiling detail, a feature fireplace and twin windows drawing in plenty of natural light.

To the rear is a separate dining room, with timber flooring and French doors providing a lovely connection to the garden. Beyond, the kitchen/breakfast room offers extensive worktop and cupboard space together with room for informal dining, while also presenting scope for a new owner to personalise over time. There is also potential to create a side-return extension to the kitchen, subject to the necessary consents, which could provide an opportunity to create an even larger and more impressive kitchen, dining and entertaining space.

A particular highlight is the private south-facing rear garden. Enclosed by mature planting, the paved garden offers excellent space for outdoor dining and entertaining, providing a welcome retreat within the city.

Upstairs are three bedrooms, including two generous doubles. The principal bedroom is particularly light and well proportioned, while the second enjoys a pleasant leafy outlook. The third bedroom lends itself equally well to use as a guest room, nursery or home office. A shower room completes the accommodation.

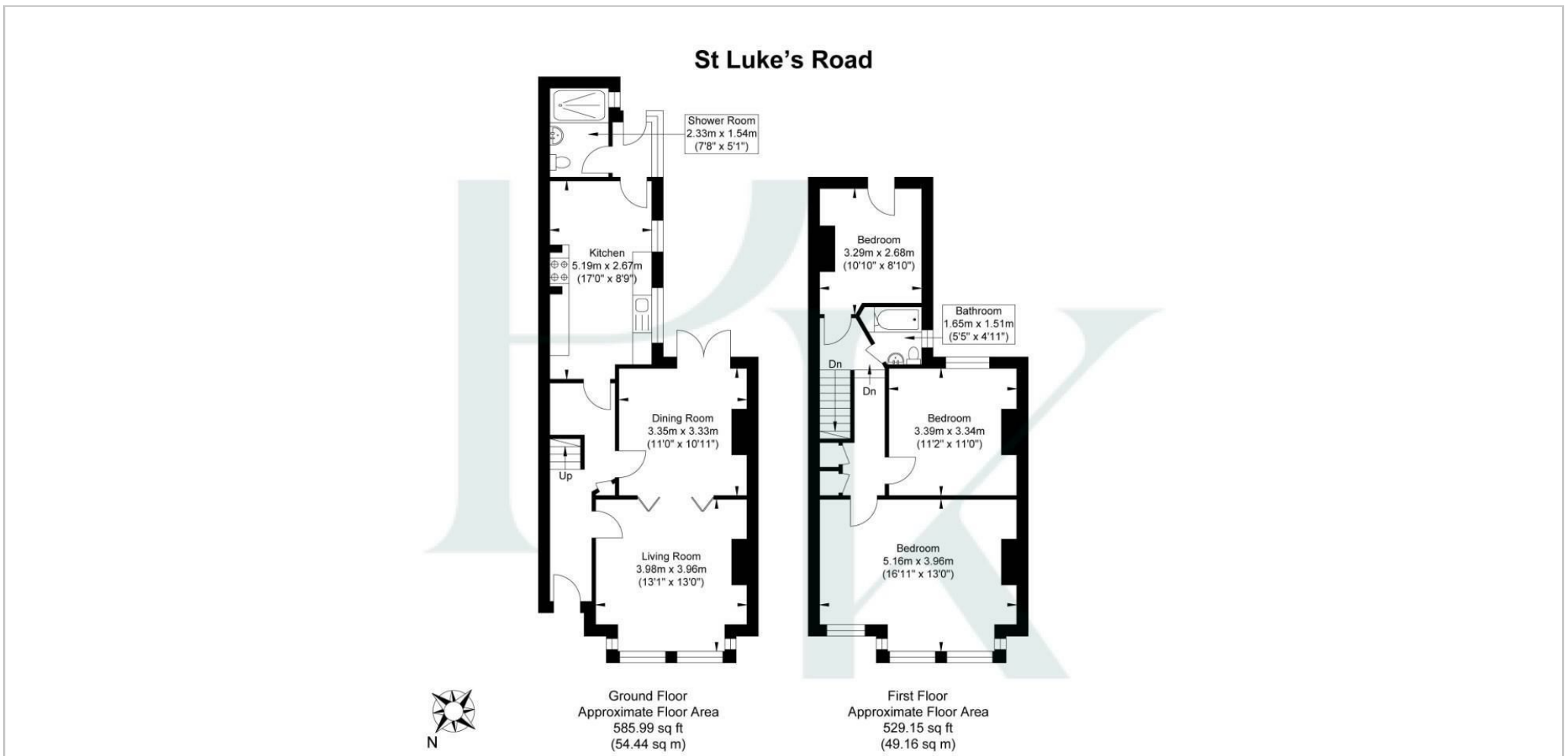
The property also offers potential for a loft conversion, subject to the necessary planning permission and consents, providing an exciting opportunity to increase the accommodation further and create additional bedroom and bathroom space.

St Luke’s Road is superbly positioned for Brighton life, with Queens Park, Hanover and an excellent choice of independent cafés, pubs and local amenities nearby, while the city centre, seafront and Brighton Station are all readily accessible.

With its period character, versatile three-bedroom accommodation, two reception rooms and private south-facing garden, this is an appealing Brighton home offering both immediate charm and significant potential to extend and adapt the accommodation to suit a new owner’s requirements, subject to the necessary consents.

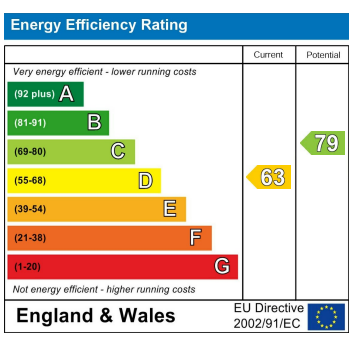


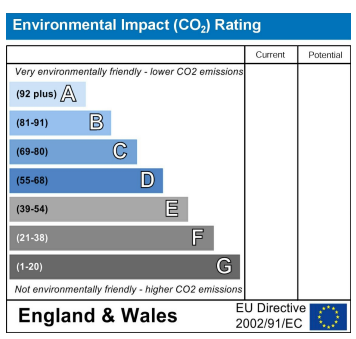




Approximate Gross Internal Area = 103.60 sq m / 1115.13 sq ft

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





Pearson Keehan