







Guildford Street, Brighton, BN1 3LS

Offers In Excess Of £535,000

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Beautifully presented two-bedroom Victorian house on Guildford Street, Brighton. Spread over three storeys, it includes a 20' double aspect living room, modern kitchen/dining room with patio garden access, and two bathrooms. No onward chain; 835 sq ft blending period charm with modern living.

Situated on the desirable Guildford Street in Brighton, this well-presented Victorian house offers a unique opportunity to acquire a charming home with period features and modern comforts. Spanning approximately 835 sq ft, the property is thoughtfully arranged over three storeys, providing versatile living spaces ideal for a variety of buyers.

Upon entering the ground floor, you are greeted by a spacious 20' double aspect living room. This inviting area benefits from ample natural light, creating a bright and airy atmosphere perfect for relaxation and entertaining. The retention of period features throughout this level adds character and a sense of history to the home.

The lower ground floor is home to a contemporary kitchen dining room, designed for both functionality and style. This modern space is perfect for culinary enthusiasts and offers direct access to a charming patio garden, providing a delightful outdoor retreat for al fresco dining or simply enjoying a quiet moment. Also located on the lower ground floor is of the property's bathroom, adding convenience and practicality to this level.

Ascending to the first floor, a landing leads to two comfortable double bedrooms. Each bedroom offers a peaceful sanctuary, well-proportioned and ready to be personalised.

Further benefits of this attractive property include gas central heating, ensuring warmth and comfort throughout the year. The property is offered to the market with no onward chain, simplifying the buying process for prospective purchasers.

Guildford Street is a sought-after location in Brighton, known for its vibrant community and excellent access to local amenities. Residents will appreciate the proximity to Brighton's eclectic shops, renowned restaurants, and cultural attractions. The seafront is also within easy reach, offering beautiful walks and recreational opportunities. Excellent transport links, including Brighton mainline station, are nearby, providing convenient connections for commuters.

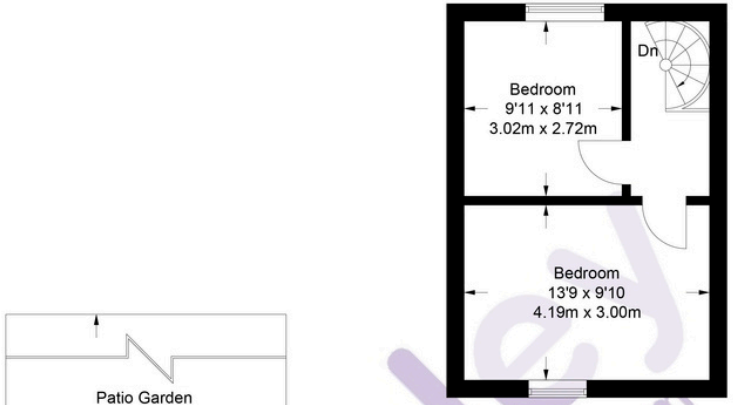
This delightful Victorian house combines the elegance of its era with the demands of modern living, making it an ideal home for those seeking character and convenience in a prime Brighton location.



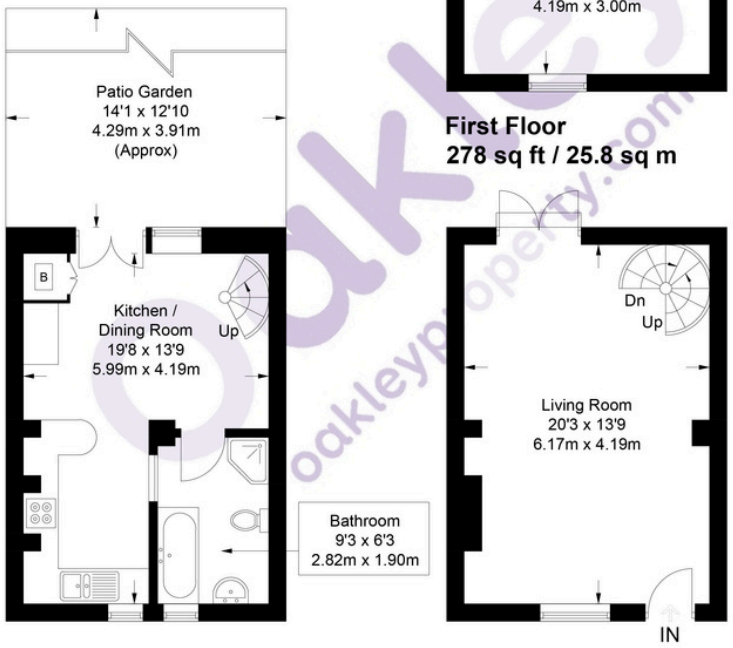








First Floor
278 sq ft / 25.8 sq m



Lower Ground Floor
275 sq ft / 25.6 sq m

Ground Floor
282 sq ft / 26.2 sq m

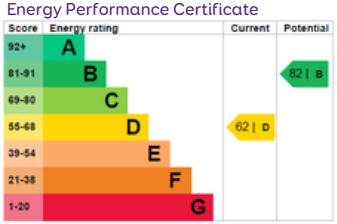
Approximate Gross Internal Area = 835 sq ft / 77.6 sq m



Illustration for identification purposes only,
measurements are approximate, not to scale. © Oakley Property 2023

Agents Notes
Tenure Freehold
Council Tax Band C

Energy Performance Certificate



The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK
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naea | propertymark PROTECTED
BHEAA
RICS

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