

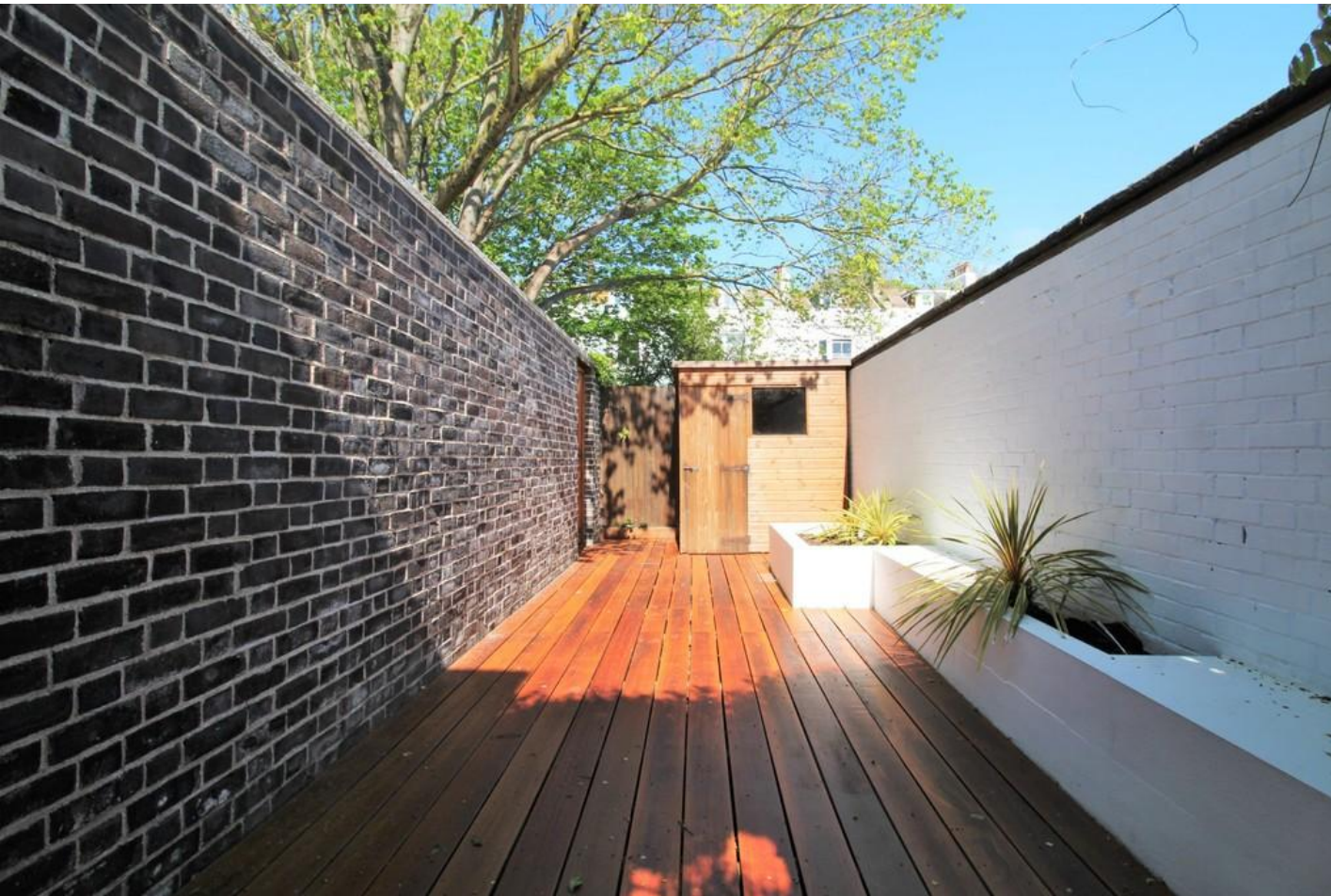


- A Very Desirable & Quirky Three Bedroom Three Storey Semi Detached Property
- Sunny Landscaped Rear Garden
- Large Open Plan Lounge/Dining Room
- Bathroom & En-suite Shower Room
- Highly Sought After Central Brighton Location

Church Street, Brighton, BN1 3LJ

Guide Price £500,000-£525,000

Wow! Hold onto your seats as this very unusual semi detached property will surely blow your mind. Offering spacious and ample accommodation, this well presented period property is situated only a stone's throw away from the heart of the city centre, meaning everything is right on your doorstep.



Property Description

Wow! If you're looking for something a bit unusual and unique, then this has to be it! Nestled away in an attractive residential street moments from the hustle & bustle of the trendy City centre is this impressive semi detached home. Situated in the sought after West Hill Conservation Area just a short walk from Brighton mainline railway station, famous Brighton seafront and a vast array of boutique shops, cafes, bars and restaurants, you could not ask for a better place to live!

This very quirky house is arranged over three floors and is semi detached. As you enter on the ground floor, you're immediately greeted by a large open plan lounge/dinning room which is dual aspect and allows plenty of natural light to flow through. Further to this you have a lovely separate kitchen/breakfast room which gives you access to your private rear garden. On the lower ground floor there is a good size bedroom with a modern en-suite shower room which would make the perfect guest room or a study/office. As you make your way up to the first floor you have two more good sized double bedrooms and a modern bathroom with freestanding bath and separate shower cubicle.

Outside the quiriness and uniqueness continues of this house continues! The current owners have beautifully landscaped the private rear garden making it the perfect place to enjoy a drink with friends and family or to simply relax after a long day at work. It certainly attracts a lot of sun making it an all year round option. Alternatively the first floor roof terrace is the perfect spot to enjoy a morning coffee. This is accessed via the family bathroom and enjoy pleasant, rooftop views towards north Brighton.

The outside of this property is very charming and is directly opposite a popular park which is ideal for a Sunday stroll towards the centre of Brighton. The road has a lovely community feel to it, you will not believe that somewhere so central could be so peaceful. It is an oasis of calm and tranquillity in the City centre. You'll never be short of things to do living here and you'll be certain of experiencing that cosmopolitan Brighton & Hove lifestyle to the full! In addition to having this fantastic property as a home, it could also be easily used as an investment to either rent out or airbnb.





Accommodation

LOWER GROUND FLOOR

BEDROOM ONE

EN-SUITE SHOWER ROOM

GROUND FLOOR

SITTING ROOM

12' 8" x 12' 2" (3.86m x 3.71m)

KITCHEN/BREAKFAST ROOM

9' 8" x 9' 4" (2.95m x 2.84m)

FIRST FLOOR

BEDROOM TWO

12' 10" x 9' 5" (3.91m x 2.87m)

BEDROOM THREE

13' 4" x 12' 4" (4.06m x 3.76m)

BATHROOM

OUTSIDE

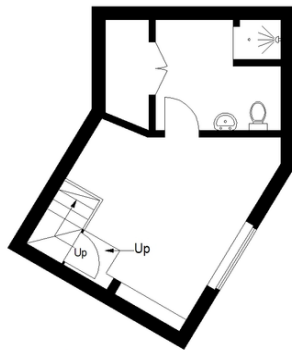
BALCONY

8' 10" x 4' 3" (2.69m x 1.3m)

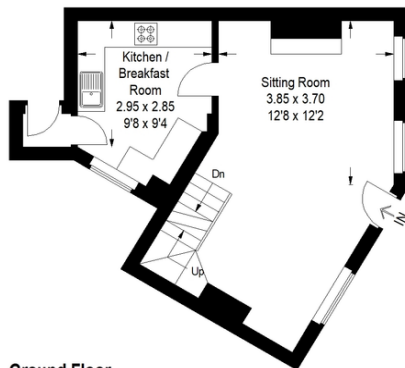
LANDSCAPED REAR GARDEN

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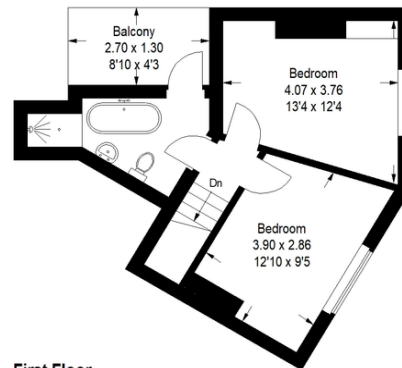
Approximate Gross Internal Area
98.3 sq m / 1058 sq ft



Lower Ground Floor



Ground Floor



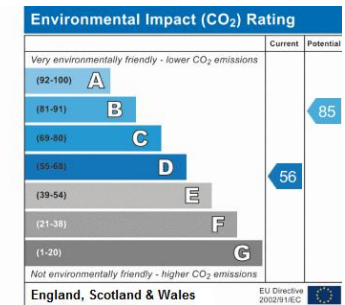
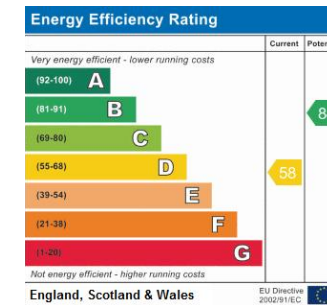
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2019

Picture this...

Church Street has the buzz & atmosphere of being in the heart of Brighton City centre with the safe & secure family feel of the suburbs.

And can you think of any better way to switch off after a long day than sitting down to enjoy a cold glass of something in your private rear patio garden?



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

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