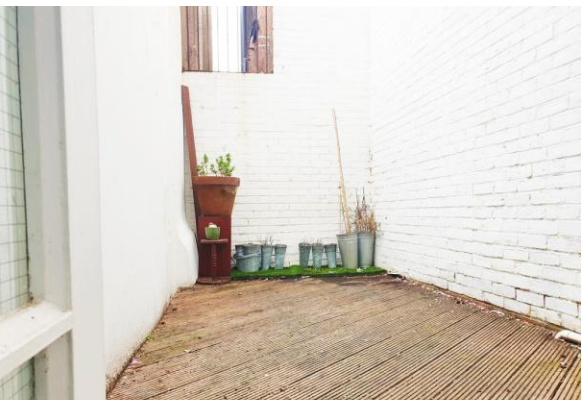


PHILLIPS & STILL



- A three storey three/ four-bedroom with garden
- Prime Location
- Within A 7 Minute Walk To Brighton Station
- Rear Patio Garden

Clifton Hill, Brighton, BN1 3HQ

Guide Price Of £825,000 - £850,000

Wow! This is one you've been waiting for, a truly magnificent three storey freehold property. This could be the perfect place to live, investment. The location is second to none and positioned in one of Brighton's most popular and prestigious hot spots, close to Brighton city and mainline railway station.



Clifton Hill and Montpelier were developed from the 1820s to the 1860s and considered to be the most salubrious part of the town. Today they are an outstanding area of conservation with fine examples of Georgian, Regency and Victorian architecture characterized by white painted stucco facades and black railings.

This four-bedroom property offers a great deal of scope and potential and is sold with no onward chain. The accommodation on the ground floor briefly comprises entrance vestibule with a black and white tiled floor. Entrance hall with period ceiling work and under stairs cupboard and black and white tiled floor.

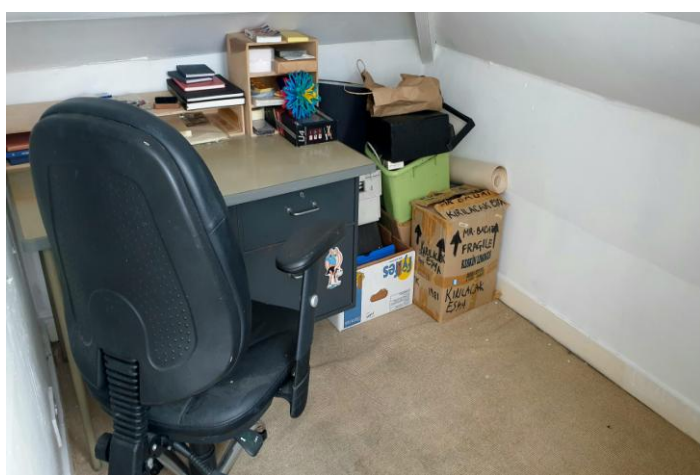
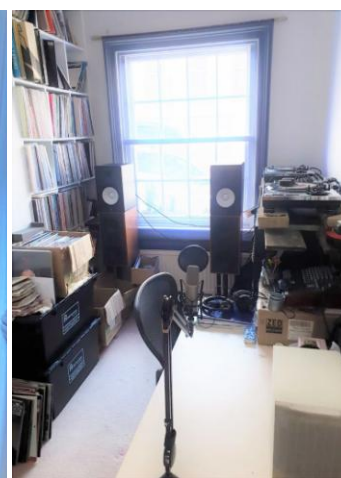
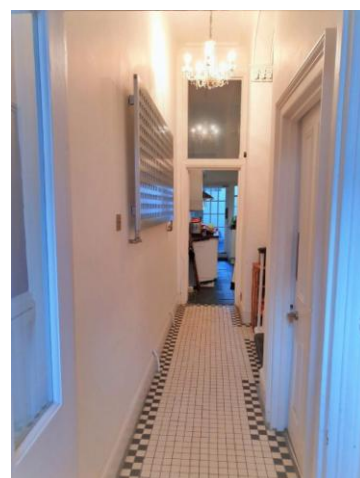
The kitchen offers wall and base units with solid wood work surfaces, electric oven, gas hob, cooker hood, plumbing for washing machine, integrated dishwasher, integrated fridge freezer, hidden lighting, tiled floor, wall shelving, single glazed sash window and a door to rear patio garden. Completing this floor's accommodation is a bedroom/study with a single glazed sash window to front and alcove shelving. It is currently used as an spacious office, a very useful addition in these times. Stairs lead up to the first floor where you will find the lounge with floor to ceiling bay fronted sash windows, feature fireplace, upright radiator, stripped wooden floorboards and a picture rail.

The bathroom offers a single glazed window for that all important ventilation, bath with mixer taps, shower and screen, wash hand basin, WC, part tiled walls and stripped wooden floorboards. There is also a separate shower room/WC on this floor benefiting from a tiled shower cubicle, pedestal wash hand basin, WC, extractor fan and tiled floor. Up to the second floor where you will find two further bedrooms both offering single glazed sash windows, fitted wardrobes, stripped wooden floors, picture rails and period style feature fireplaces.



The last of the accommodation can be found on the third floor where you will find another bedroom with a single glazed sash window. There is also an office with a borrowed light window, both rooms have are under the eaves of the house.

Outside to the rear you will find the decked and walled garden. Montpelier and Clifton Hill Conservation area is a quiet yet central part of the city. Brighton's extensive shopping facilities at Churchill Square and The Lanes are close by, as is the promenade and bathing beaches. Nearby, is the Seven Dials thoroughfare which offers a range of local amenities with its popular delicatessens, restaurants and bistros. Brighton's mainline railway station can also be found within close proximity providing regular services to Gatwick, London and beyond. Renowned schools, both state and private, are also well represented within the area.



Accommodation

GROUND FLOOR

PORCH

KITCHEN

16' 7" x 11' 8" (5.08m x 3.58m)

BEDROOM/ STUDY

12' 9" x 7' 10" (3.89m x 2.39m)

FIRST FLOOR

BATHROOM

11' 5" x 7' 10" (3.48m x 2.39m)

SHOWER ROOM

LOUNGE

14' 9" x 11' 8" (4.50m x 3.58m)

SECOND FLOOR

BEDROOM

12' 4" x 11' 8" (3.78m x 3.58m)

BEDROOM

14' 0" x 10' 2" (4.29m x 3.10m)

THIRD FLOOR

BEDROOM

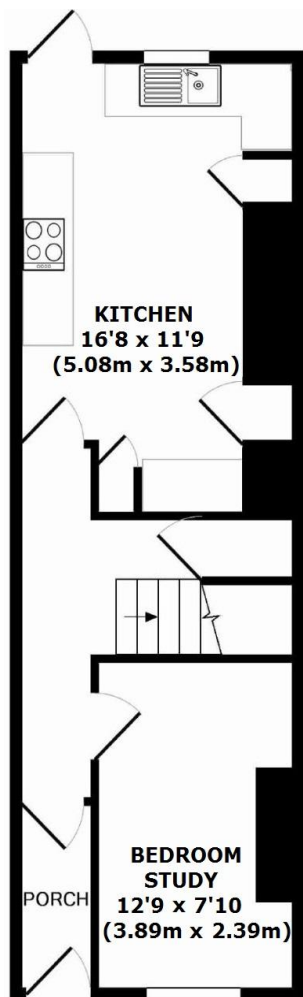
17' 3" x 7' 1" (5.28m x 2.18m)

OFFICE

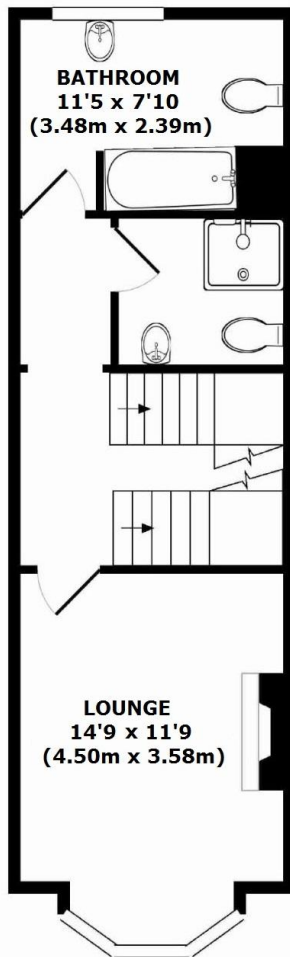
7' 1" x 4' 11" (2.18m x 1.50m)

OUTSIDE

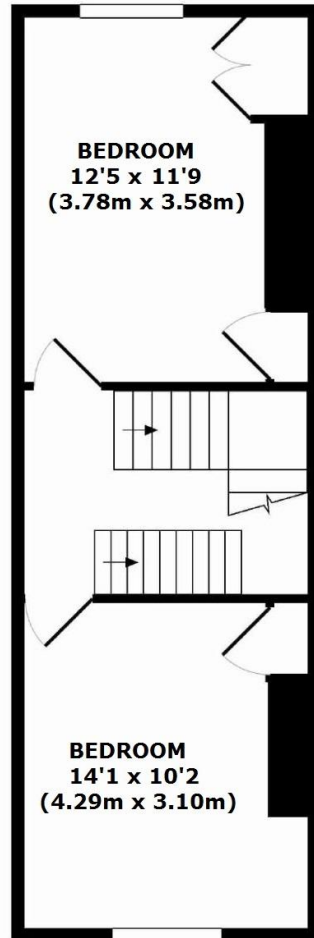
PATIO GARDEN



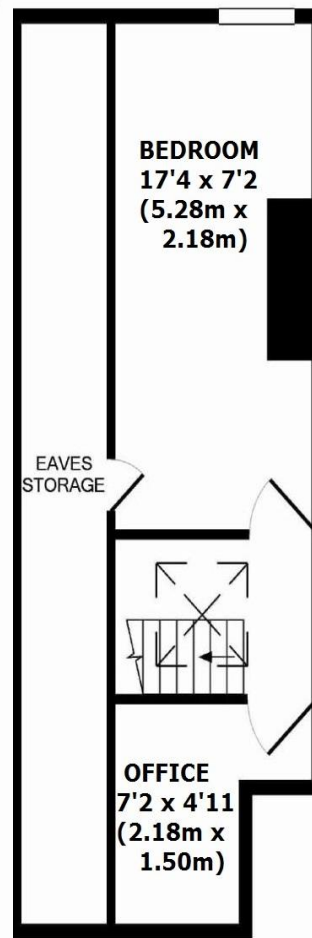
GROUND FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)



3RD FLOOR
APPROX. FLOOR
AREA 298 SQ.FT.
(27.7 SQ.M.)

Picture this...

This is the ideal property to come home to after a long day. Relaxing in your private garden whilst enjoying a few drinks in the sun, could there be a better way to switch off.

Why not take a short stroll into town and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, restaurant and shops on offer. This City really is known for its entertainment and lifestyle.

EPC NOT REQUIRED GRADE II LISTED

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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