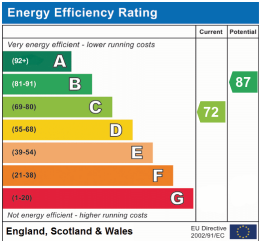




Exeter Street, Brighton, BN1 5PG

£800,000



01273 555115
info@johnhoole.co.uk
johnhoole.co.uk
214 Dyke Road | Brighton | BN1 5AA

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





This stunning Victorian family home has been meticulously refurbished by its current owners, seamlessly blending the charm of the era with modern comforts. Located in a highly sought-after Port Hall area of Brighton, the popular Seven Dials is a stone's throw away and access to train stations for commuters is ideal. Presented in immaculate condition, the property boasts spacious and inviting living spaces. The ground floor features a generous open-plan living, dining and kitchen area—originally three separate rooms—now transformed into a seamless space ideal for entertaining. The elegant living room showcases a large bay sash window, complete with shutters, while Victorian-style radiators and bespoke cabinetry add luxurious finishing touches. The stylish kitchen, extended for extra space, comes equipped with sleek cabinetry and integrated appliances, including a large American fridge freezer included in the sale. Bi-fold doors lead to a south-west facing patio garden, bordered by contemporary wooden trellising—a blank canvas ready for your personal touch to create a relaxing outdoor retreat. For added convenience, a cloakroom/WC is also located on the ground floor. The first floor features three generously sized bedrooms, a family bathroom and a handy utility cupboard for a washing machine and tumble dryer. The top-floor loft conversion serves as a tranquil master suite, complete with dual aspect windows and an en suite shower room. This property is offered with no onward chain, making it an ideal choice for your next family home.



- NO ONWARD CHAIN
- FOUR BEDROOMS
- TWO BATHROOMS + DOWNSTAIRS WC
- SOUTH-WEST FACING PATIO GARDEN
- RECENTLY REFURBISHED TO A HIGH SPECIFICATION
- TOTAL AREA 118.6m²
- UTILITY CUPBOARD
- BESPOKE CABINETRY
- CLOSE TO SEVEN DIALS AND CITY CENTRE
- CONVENIENT LOCATION FOR COMMUTER LINKS AND SCHOOLS