

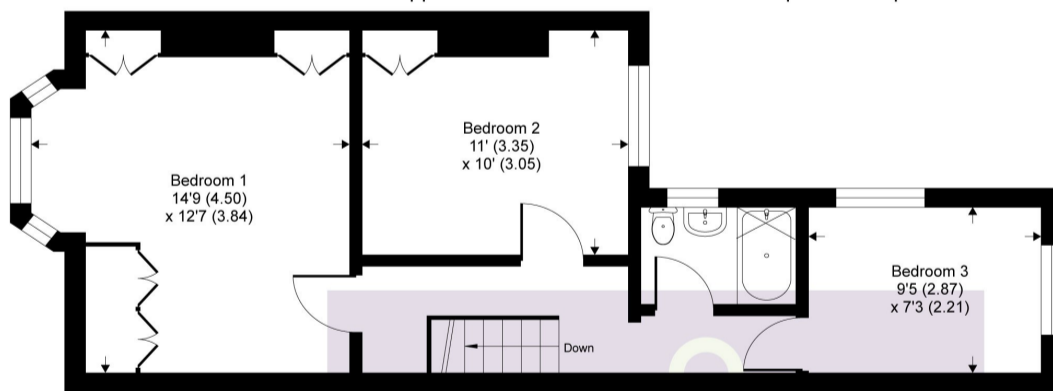


Borough Street, Brighton, BN1 3BG
 GUIDE PRICE £575,000 - £600,000

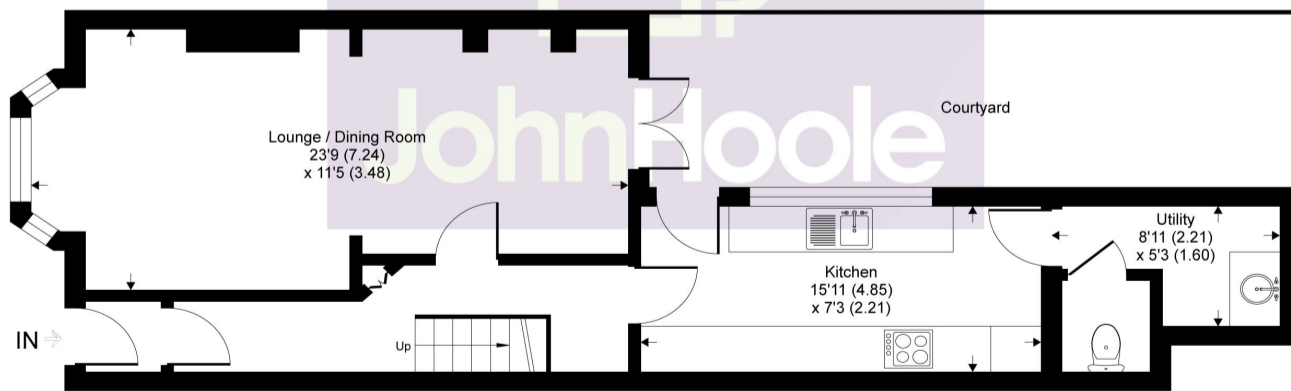


Borough Street, BN1

Approximate Gross Internal Area = 90 sq m / 969 sq ft



First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(54-68)	D		67
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		67	87

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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 comfortable and spacious Victorian terraced property in Borough Street is situated in a perfect location for the city centre, rail links, the seafront and moments from an array of independent bars, restaurants and boutique shops (and a large Waitrose). You could not be more central for a delightful lifestyle to balance socialising with a quiet locale on this pretty one-way street set within the beautiful Clifton Hill/Montpelier Conservation Area.

At ground level, the impressively sized double aspect living room with a classic bay window to the front has versatile space for plenty of seating and a dining area. The contemporary style kitchen has ample space for the keenest of cooks and seamlessly transitions to a utility room and a downstairs WC.

Step out from either the living room or kitchen into an attractive and secluded Sussex flint walled courtyard garden in which to enjoy al fresco meals or sit back and relax and unwind with friends and family.

The superb amount of natural light continues in each of the three generously proportioned bedrooms upstairs. A period fireplace is an instant focal point in the pretty second bedroom and the main bedroom features an attractive bay window and plenty of storage.

The property has been freshly decorated to create a blank canvas for its new owner to make it their own and the absence of an onward chain can streamline the path to becoming the proud owner of this fabulous home.



- NO ONWARD CHAIN
- 3 BEDROOMS
- PERIOD FEATURES
- GOOD DECORATIVE ORDER
- SPACIOUS LIVING/DINING ROOM & SEPARATE KITCHEN
- UTILITY ROOM & DOWNSTAIRS CLOAKROOM
- SOUTH-EAST FACING WALLED PATIO GARDEN
- CENTRAL BRIGHTON LOCATION
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS
- GAS CENTRAL HEATING

