

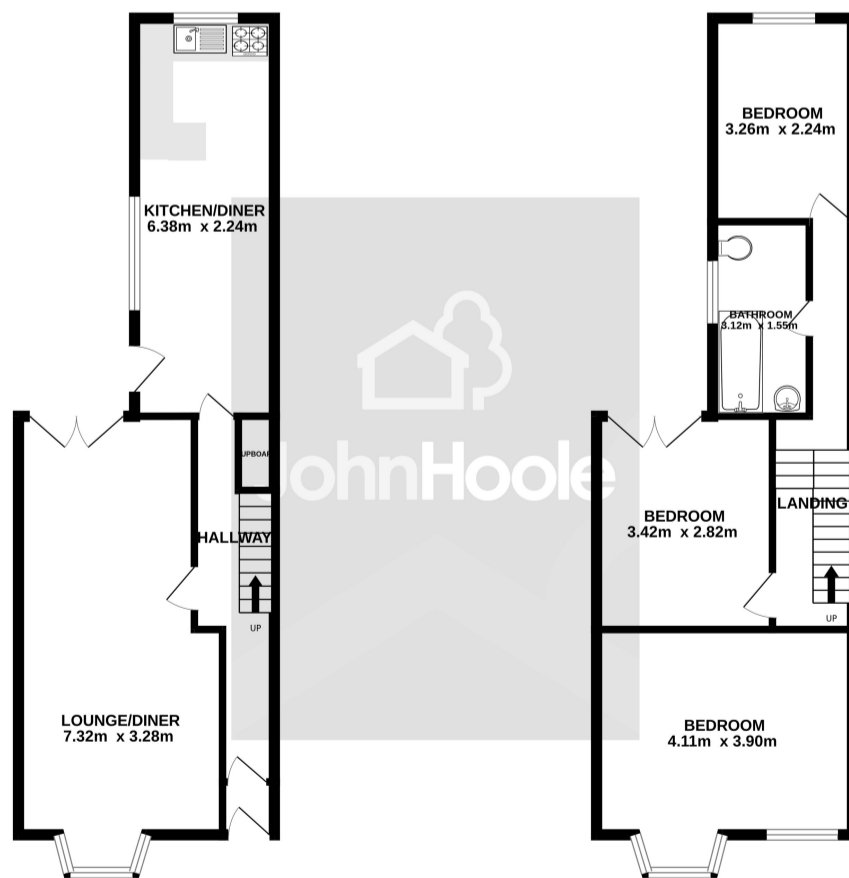


Howard Terrace, Brighton, BN1 3TR
 £675,000



GROUND FLOOR
 42.6 sq.m. approx.

1ST FLOOR
 42.6 sq.m. approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (85-91)		85
	B (69-84)		
	C (54-68)		66
	D (39-53)		
	E (21-38)		
	F (9-20)		
Not energy efficient - higher running costs	G (1-8)		
England, Scotland & Wales		EU Directive 2002/91/EC	2021

TOTAL FLOOR AREA: 85.3 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.





Welcome to Howard Terrace, Brighton—a perfect blend of charm, comfort, and character. This delightful terraced home is rich in period features that add a unique touch to its inviting ambiance. With three thoughtfully designed bedrooms, each offering a serene retreat, this residence is an ideal choice for those seeking both style and tranquility. At the rear of the property, you'll find a spacious kitchen breakfast room, perfect for morning gatherings. The front of the home features a through lounge dining room, complete with a working fireplace and from here, step out through French doors (or via the kitchen) into a prettily landscaped south-facing garden, your personal oasis for al fresco dining or quiet relaxation. Located just a short stroll from Brighton Station and the vibrant Seven Dials area, this property offers easy access to a wide array of restaurants, cafés, and delicatessens. The surrounding Seven Dials area offers a peaceful, family-friendly vibe, with independent shops, bars and restaurants adding to the neighbourhood's allure. You'll also appreciate the easy access to The Lanes, Churchill Square Shopping Centre and Brighton Mainline Station, just an 8-minute walk away. The seafront and famous promenade is also very accessible, being less than a mile away.

This property is being sold with no onward chain, offering a hassle-free transition so don't miss the chance to make it yours and enjoy the best of city living with the luxury of a your own private garden oasis.



- NO ONWARD CHAIN
- THREE BEDROOMS
- SOUTH-FACING REAR GARDEN
- SEPARATE KITCHEN/BREAKFAST ROOM
- OPEN PLAN LIVING/DINING AREA
- WORKING FIREPLACE
- WELL-PRESENTED THROUGHOUT
- SEVEN DIALS LOCATION
- CLOSE TO BRIGHTON STATION
- GOOD LOCAL SCHOOLS

