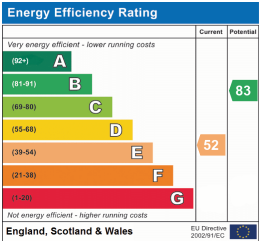
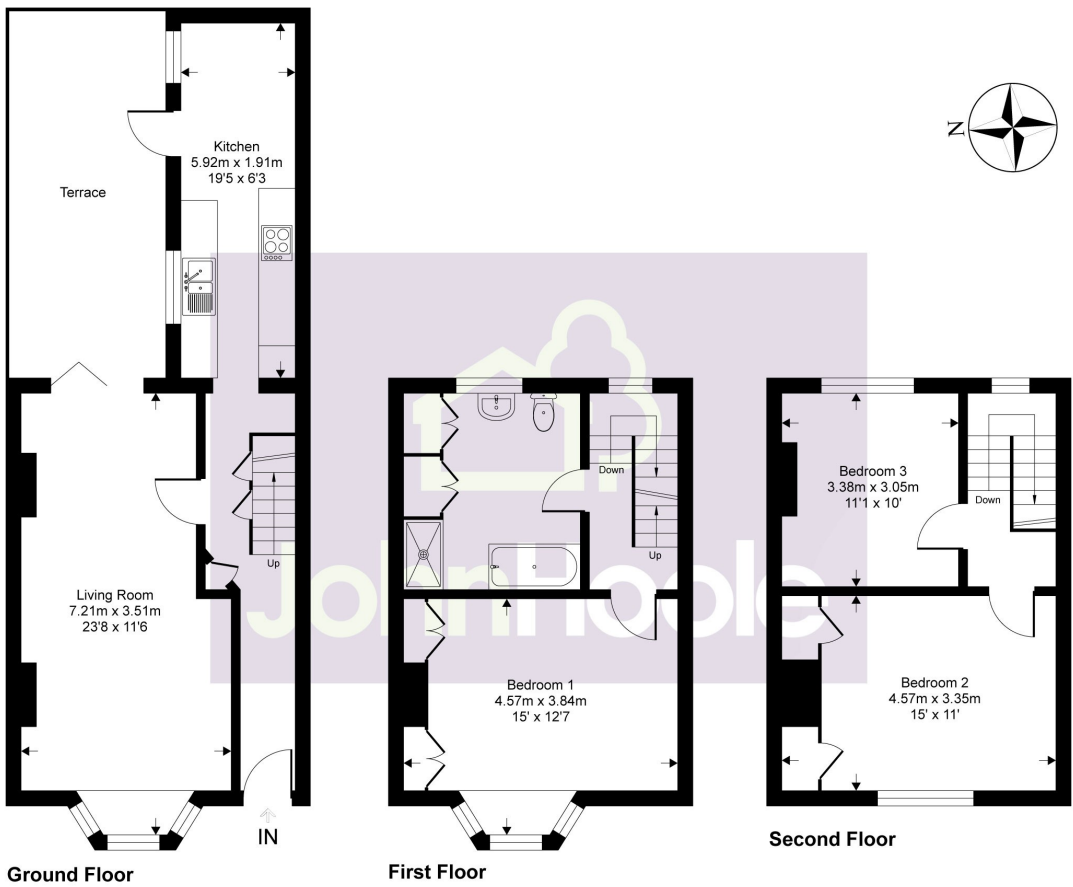




Borough Street, Brighton, BN1 3BG  
OFFERS IN EXCESS OF £725,000



**Borough Street, BN1**  
Approximate Gross Internal Area = 104.8 sq m / 1129 sq ft



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 generously proportioned Victorian terraced home on Borough Street offers both comfort and character in an exceptional central location. Perfectly positioned for easy access to the city centre, rail links, the seafront, and a wide selection of independent bars, restaurants, and boutique shops—not to mention a large Waitrose just moments away—this charming residence sits peacefully on a picturesque one-way street in the sought-after Clifton Hill/Montpelier Conservation Area. Inside, the spacious double-aspect living room features a classic bay window and provides ample space for both a comfortable seating area and a dining zone. Bifold doors open out to a beautifully enclosed east-facing patio courtyard, ideal for entertaining or enjoying al fresco meals in the warmer months. The contemporary kitchen is well-equipped for enthusiastic home cooks, with plenty of workspace and room for a breakfast table for relaxed dining. Upstairs, the sleeping quarters are spread across two light-filled floors, with generous windows in every room. The large family bathroom is thoughtfully designed with both a bathtub and a walk-in shower. The property has been tastefully refurbished to a very high standard inside and out, to include new hard flooring on the ground floor and fresh carpeting above. With no onward chain, this stylish and well-located home is a rare opportunity to enjoy the best of city living in a tranquil and elegant setting.



- NO ONWARD CHAIN
- 3 BEDROOMS
- PERIOD FEATURES INCLUDING TRADITIONAL FIREPLACE
- SPACIOUS LIVING/DINING ROOM & SEPARATE KITCHEN
- EAST FACING WALLED PATIO GARDEN
- CENTRAL BRIGHTON LOCATION
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS
- GAS CENTRAL HEATING