



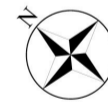
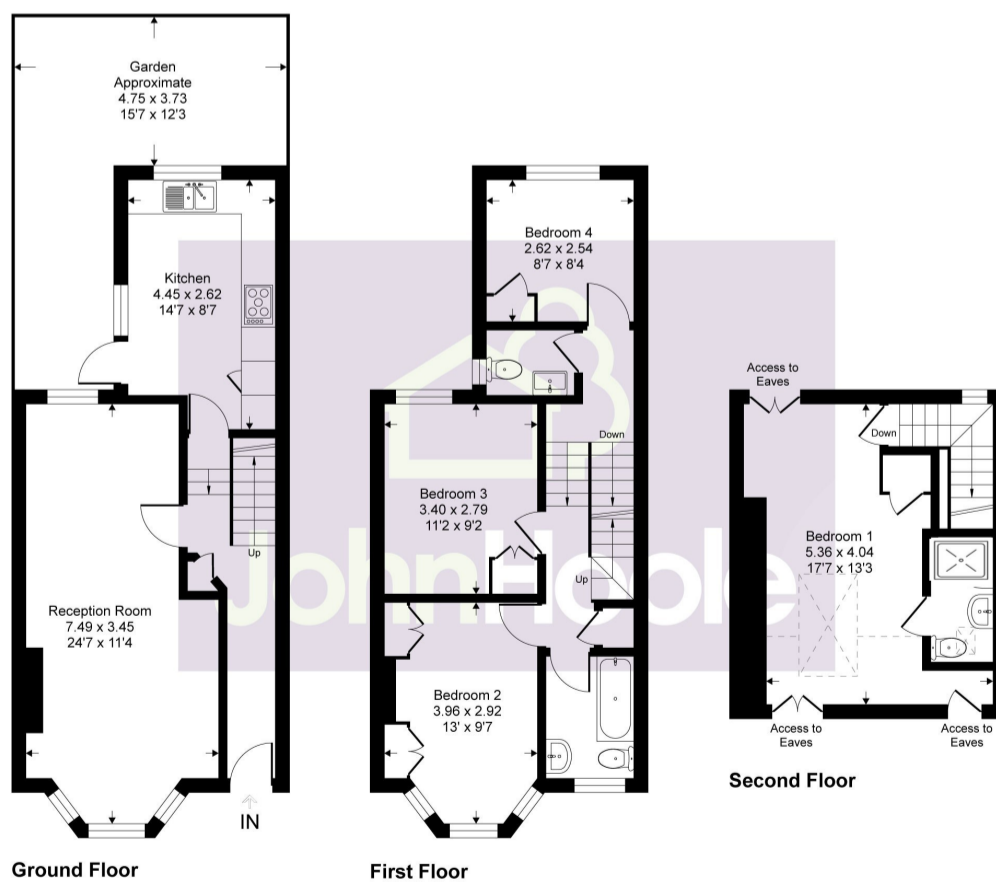
Exeter Street, Brighton, BN1 5PH

£750,000



Exeter Street, BN1

Approximate Gross Internal Area = 103.9 sq m / 1119 sq ft
(excludes restricted head height)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-85)	B		83
(69-81)	C		
(54-69)	D	58	
(39-54)	E		
(21-39)	F		
(1-21)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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 stunning Victorian family home has been impeccably maintained with great care and attention to detail by its current owner. Seamlessly blending timeless Victorian elegance with modern comforts, it offers the perfect combination of period charm and contemporary living. Situated in a highly desirable area of Brighton, it's just a short walk to the bustling Seven Dials and benefits from excellent transport links, including nearby train stations for commuters.

Beautifully presented throughout, the property provides spacious and versatile accommodation. The ground floor boasts a generous open-plan living and dining area, created by combining two original rooms. This inviting space is ideal for entertaining, featuring a characterful bay sash window with plantation shutters, a cosy wood-burning fireplace and a dual aspect that fills the room with natural light. The kitchen is a stylish and functional space, fitted with sleek high-gloss units and integrated appliances. Its bright dual aspect ensures a cheerful and pleasant environment, perfect for both cooking and socializing. The top floor is home to the master suite, a peaceful sanctuary with serene décor and breath-taking views from the Juliet balcony overlooking Brighton and the Downs. The addition of an en suite shower room enhances its appeal. On the first floor, three further bedrooms provide stylish and comfortable accommodations for family or guests, with the flexibility to create a home office. A family bathroom and a separate WC complete this level. Externally, the property boasts an attractive frontage, and the rear features an east-facing flint-walled garden, offering a charming space for al fresco dining and outdoor gatherings. Combining historic character with modern convenience, this wonderful home provides a unique and highly desirable living experience.



- VICTORIAN BAY FRONTED TERRACED HOUSE
- OPEN PLAN LIVING/DINING AREA
- PERIOD FEATURES
- 3 DOUBLE BEDROOMS + STUDY/CHILDREN'S BEDROOM
- DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- SEPARATE WC
- GOOD DECORATIVE ORDER
- WALLED REAR GARDEN
- CLOSE TO AMENITIES, COMMUTER LINKS & RENOWNED SCHOOLS

