

PHILLIPS & STILL



A truly impressive four storey period property which is arranged as two units

A three storey three/ four-bedroom maisonette with garden and roof terrace

A Lower ground floor two-bedroom patio garden flat

Roof terrace, Rear Garden and Patio garden

Clifton Hill, Brighton, BN1 3HQ

Wow! This is one you've been waiting for, a truly magnificent four storey freehold property currently arranged as ground, first and second floor maisonette and a lower ground floor flat. This could be the perfect place to live, investment or a home and income arrangement. The location is second to none and positioned in one of Brighton's most popular and prestigious hot spots, close to Brighton city and mainline railway station

Offers In Excess Of £1,400,000



## Property Description

A rare opportunity to acquire such an impressive example of period architecture in a prime location in central Brighton. As far as location goes you can't get much closer to Brighton Mainline Railway Station, making this property ideally positioned for anyone looking to commute to London or Gatwick. You are also just moments away from the ever so exciting City Centre and Seafrost. Set in the picturesque Clifton Hill Conservation Area with both trendy Seven Dials and bustling Western Road just a few minutes' walk away, you really do have a wealth of boutique and high street shops, supermarkets, deli's, coffee bars, restaurants and gastro pubs all at your disposal.

This freehold property is a stunning substantial period house currently arranged as a ground, first and second floor maisonette and a lower ground floor flat. Both properties are currently rented out and provide a good source of income. Upon entering the ground floor is a grand entrance hallway with a majestic sweeping staircase and has ample accommodation which is versatile and spread over three floors, period features also remain throughout. There are grand principle rooms with high ceilings, open planned kitchen/dining room perfect for entertaining, utility room, separate sitting room, three bedrooms, bathroom and shower room, a beautiful family room/bedroom with part feature glass floor and ceiling with sliding doors leading to an amazing roof terrace with fantastic views and a separate garden,



Overall, this property is very well presented throughout and offers a mix of contemporary tones with traditional finishes. Downstairs has its own private entrance and its currently a two bed flat with its own patio garden. This building offers a variety of options, it could be turned back into an excellent family home again or used as an investment, alternatively its ideal as a home and income arrangement.



# Accommodation

## LOWER GROUND FLOOR

ENTRANCE HALL

SITTING ROOM  
18' 0" x 14' 6" (5.50m x 4.42m)

KITCHEN  
13' 11" x 7' 6" (4.25m x 2.29m)

BATHROOM

BEDROOM 1  
13' 9" x 13' 6" (4.20m x 4.13m)

BEDROOM 2  
18' 8" x 8' 11" (5.70m x 2.72m)

## OUTSIDE

PATIO GARDEN

## GROUND FLOOR

GRAND ENTRANCE HALLWAY

SITTING ROOM  
18' 4" x 14' 9" (5.60m x 4.50m)

KITCHEN/DINNING ROOM  
21' 8" x 14' 0" (6.61m x 4.28m)

UTILITY ROOM  
21' 6" x 6' 6" (6.56m x 2.00m)

## FIRST FLOOR

BEDROOM 1  
15' 6" x 15' 2" (4.73m x 4.64m)

BEDROOM 2  
11' 1" x 7' 4" (3.40m x 2.24m)

BEDROOM 3  
14' 1" x 12' 11" (4.30m x 3.96m)

BATHROOM

## SECOND FLOOR

FAMILY ROOM/ OCCASIONAL BEDROOM  
22' 4" x 22' 4" (6.82m x 6.81m)

SHOWER ROOM

## OUTSIDE

ROOF TERRACE  
23' 7" x 16' 0" (7.21m x 4.90m)

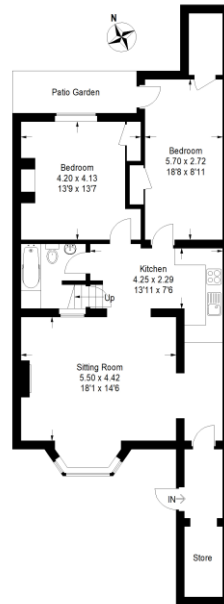
REAR GARDEN

Clifton Hill, Brighton BN1 3HQ  
Approximate Gross Internal Area  
220.4 sq m / 2372 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys © 2021

Clifton Hill, Brighton, BN1 3HQ  
Approximate Gross Internal Area  
97.9 sq m / 1054 sq ft



Lower Ground Floor

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**Picture this...**

This is the ideal property to come home to after a long day...relaxing in your private sunny roof terrace whilst enjoying a few drinks in the sun watching the world go by,could there be any better way to switch off?

If you're feeling more adventurous then why not take a short stroll into town and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer. This City really is known for its entertainment and lifestyle!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55   D	73   C
39-54	E		
21-38	F		
1-20	G		

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39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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