



- Three A Magnificent City Centre 3 Storey Period Home Double Bedrooms
- Finished To An Exceptionally High Standard
- Two Bath / Shower Rooms
- West Facing Rear Garden & Two Balconies

Rose Hill, Brighton, BN2 3FA

Guide Price £900,000 - £950,000

A beautifully presented three bedroom Victorian house located on a peaceful residential street in the heart of the City. The house has been magnificently restored and refurbished to a high standard making it the perfect property to move straight into also benefitting from no onward chain!



Property Description

Phillips and Still are delighted to bring to market this beautifully presented three bedroom Victorian House, located on a peaceful residential street in the Heart of the City. The house has been magnificently restored and refurbished to a high standard, making it the perfect property to move straight into, without having to lift a finger.

Entering the building you are greeted by a bright and elegant hallway with stunning ceramic floor tiles, which leads into the gorgeous reception room. With appealing oak flooring, wooden shutters, mood colours and charming wood burner, this is the ideal spot for entertaining and relaxing. Next you are welcomed by a fabulous, extended fitted kitchen/breakfast room, complete with a concrete sink/work surfaces, modern integrated appliances, a sky light, and bi folding doors that lead out to the West Facing Garden.

The master bedroom is situated on the first floor and is complete with floor to ceiling shutters, a balcony with fabulous views of the park, gorgeous hard flooring, and modern vertical radiators. There are two other well sized bedrooms and a stunning family bathroom, which is equipped with a double ended bath and separate walk-in shower.

On the second floor sits the loft room, which is currently set up as a snug. The room offers terrific eaves storage and a balcony looking over the garden.

The house is perfectly located and sits within walking distance to the town centre, Brighton mainline train station, Brighton seafront and the North Laines. The Royal Pavilion and Open Market are also close by and the A23 & A27 are easily accessible from the property.





Accommodation

GROUND FLOOR

ENTRANCE HALL

LOUNGE & DINING ROOM
22' 10" x 11' 0" (6.96m x 3.35m)

KITCHEN / BREAKFAST ROOM
13' 10" x 12' 3" (4.22m x 3.73m)

SHOWER ROOM

FIRST FLOOR

LANDING

BATHROOM
11' 10" x 6' 5" (3.61m x 1.96m)

BEDROOM TWO
10' 5" x 8' 11" (3.18m x 2.72m)

MASTER BEDROOM
12' 2" x 11' 3" (3.71m x 3.43m) With front facing balcony

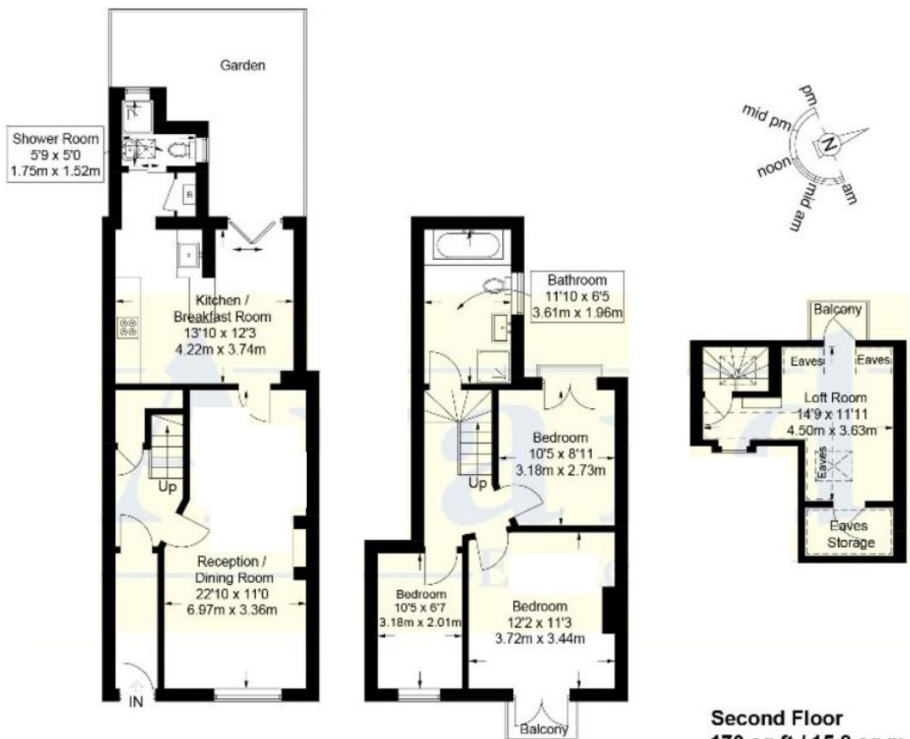
BEDROOM THREE
10' 5" x 6' 7" (3.18m x 2.01m)

SECOND / TOP FLOOR

LOFT ROOM
14' 9" x 11' 11" (4.5m x 3.63m) With rear facing balcony & in eaves storage

OUTSIDE

WEST FACING REAR COURTYARD GARDEN



Ground Floor
565 sq ft / 52.5 sq m

First Floor
466 sq ft / 43.3 sq m

Second Floor
170 sq ft / 15.8 sq m
(Including Eaves Storage /
Reduced Headroom)

Approximate Gross Internal Area = 1139 sq ft / 105.8 sq m
(Excluding Eaves Storage / Reduced Headroom)
Eaves Storage / Reduced Headroom = 62 sq ft / 5.8 sq m
Total = 1201 sq ft / 111.6 sq m

Picture this...

Why not take a short cycle or hop onto a bus into the City centre for an adventure? There you can really soak up Brighton & Hove's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and many shops that are available!

There are some of the best local schools nearby catering to all age groups and the area is both friendly & welcoming for families.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	57 d	
39-54	E		
21-38	F		

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

112 Western Road
Brighton
East Sussex
BN1 2AB

www.phillipsandstill.co.uk
01273 771111
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am – 5:30pm
Sat: 9am - 4pm

