

PHILLIPS & STILL

Victoria Street, Brighton

Guide Price £800,000 - £825,000



- **A Fantastic 3 bedroom End Of Terrace Victorian House**
- **Rear Patio Garden**
- **2 Receptions And Downstairs Wc**
- **Sought After City Centre Location**

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32 Victoria Street, Brighton, BN1 3FQ



Victoria Street forms part of the highly desirable Montpelier and Clifton Hill conservation area built in the mid-19th century the Clifton Hill area is characterised by its distinctive stucco-clad houses and villas and is within a short walk of Brighton mainline station providing north bound commuter links with London/the city. The bustling city, seafront and promenade are a short stroll away; whilst renowned schools catering for all age groups are well represented throughout the city.

This wonderful three bedroom end of terraced home which boasts plenty of character and charm is a real one off and this is one not to be missed as it certain to sell quickly. Arranged over two floors, the ground floor offers two spacious reception rooms, both retaining period features and impressive high ceilings and a well designed kitchen/breakfast room leading to a cloakroom,

Up onto the first floor, you will be greeted with a delightful modern family bathroom, followed by three good sized bedrooms. To the rear is an attractive and low maintenance patio garden, which is perfect for relaxing in and enjoying some alfresco dining on a warm summer day. The house has been tastefully decorated throughout and has a lovely bright and airy feel to the property.

Also on your door step you have a wealth of cafes, bars and shops of Western Road, Church Road and Brighton's famous North Laine area are even closer. Plenty of bus services provide access to all parts of the city as well as nearby outlying villages and up to the panoramic views of Devils Dyke.



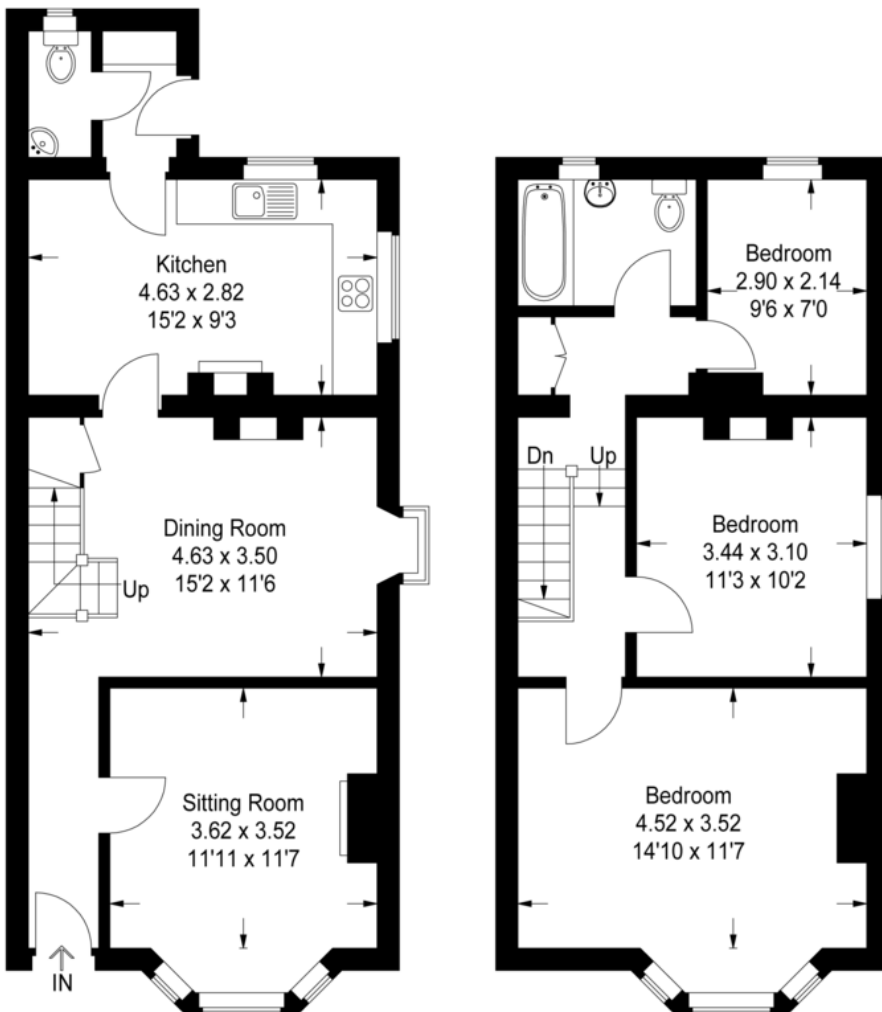
Picture this...

This is the ideal property to come home to after a long day. Relaxing in your private patio garden whilst enjoying a few drinks in the sun, could there be a better way to switch off. Why not take a short stroll into and really soak up.

Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, restaurant, and shops on offer. This City really is known for its entertainment and lifestyle.

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Approximate Gross Internal Area
104.1 sq m / 1120 sq ft



Accommodation

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM
11' 11" x 11' 7" (3.63m x 3.53m)

DINING ROOM
15' 2" x 11' 6" (4.62m x 3.51m)

KITCHEN/BREAKFAST ROOM
15' 2" x 9' 3" (4.62m x 2.82m)

CLOAKROOM

FIRST FLOOR

MASTER BEDROOM
14' 10" x 11' 7" (4.52m x 3.53m)

BEDROOM
11' 3" x 10' 2" (3.43m x 3.1m)

BEDROOM
9' 6" x 7' 0" (2.9m x 2.13m)

FAMILY BATHROOM

OUTSIDE

PATIO GARDEN





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	47 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 are 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.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

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www.phillipsandstill.co.uk