

PHILLIPS & STILL



Viaduct Road, Brighton, BN1 4NB

- A Fantastic Mid Terrace Period House
- Spacious Living Accommodation
- Three Double Bedrooms
- Separate Kitchen / Breakfast Room

- Front Balcony & Rear Courtyard Garden
- No Onward Chain

Asking Price of £425,000

- Freehold
- Filled With Character & Period Features
- Superb City Centre Location Moments From London Road
- Short Walk To Brighton Mainline Railway Station & Seven Dials



Property Description

This fantastic character-filled mid terrace period house is situated in one of the most vibrant of locations that Brighton City centre has to offer. Here you are close to Brighton's best and most popular universities & schools catering to all ages, a huge array of shops, eateries and amenities on London Road, and The Level park & Old Steine. Trendy Seven Dials is just up the hill, access out of town via the A27 is easily accessible for frequent travellers and Brighton mainline station is within a short walk for any commuters.

Arranged over two floors, ground floor accommodation comprises of entrance hall decorated with a stunning mural, two separate reception rooms (currently used as double bedrooms) and a generous kitchen / breakfast room.

To the first floor are two double bedrooms with the front-facing being of a particularly impressive size and opening onto a charming wrought iron balcony, and a very large bathroom suite. The house is currently rented out so the layout is very open to re-configuration depending on your needs & lifestyle - two bed / two reception, three bed / one reception or with such a spacious bathroom, you could potentially create another bedroom / reception room!

The house offers no onward chain and really will appeal to all buyers as it makes a fabulous main residence, ideal buy to let investment or the perfect second / holiday home right in the beating heart of this famous City!



Accommodation

GROUND FLOOR

ENTRANCE HALL

LOUNGE / DINER

11' 5" x 11' 0" (3.48m x 3.35m)

BEDROOM THREE /
RECEPTION ROOM TWO

10' 7" x 9' 1" (3.23m x 2.77m)

KITCHEN / BREAKFAST ROOM

13' 10" x 7' 5" (4.22m x 2.26m)

FIRST FLOOR

LANDING

BEDROOM ONE

14' 2" x 11' 6" (4.32m x 3.51m)

Opening to front balcony

BEDROOM TWO

10' 8" x 9' 3" (3.25m x 2.82m)

LARGE BATHROOM

OUTSIDE

PRIVATE REAR COURTYARD

FRONT BALCONY

First floor



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Approximate Gross Internal Area = 82.8 sq m / 891 sq ft

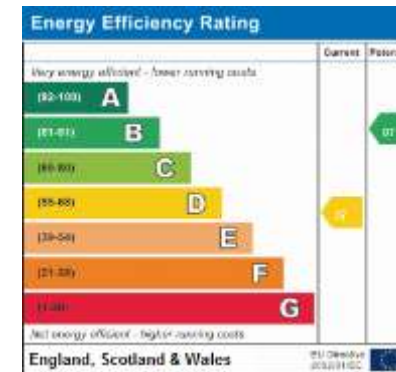


Illustration for identification purposes only, measurements are approximate, not to scale.
imageplansurveys @ 2022

Picture this...

This is a brilliant opportunity to acquire a Freehold City centre property that can be used for all purposes - a trendy main home, lucrative buy to let investment or the perfect holiday / second property near the sea to visit at weekends!

A vast array of entertainment is available close by including bars, pubs & clubs on London Road & Old Steine, The Level park, The Royal Pavilion, vibrant North Laine where you'll find the Komedia comedy club & Theatre Royal...the list is endless & the choice is yours!



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

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