

PHILLIPS & STILL



St. Nicholas Road, Brighton, BN1 3LP

- A Spectacular Three Storey Victorian Mid Terrace House
- Three Double Bedrooms
- Through Lounge & Dining Room With Two Feature Fireplaces
- Separate Modern Kitchen With Underfloor Heating
- Two Bathrooms

Guide Price of £700,000 - £725,000

- Stunning Private West Facing Sun Terrace & Lower Patio
- Very Well Presented With Period Features Throughout
- Wealth Of Built-In Storage
- No Onward Chain
- Highly Sought After Tranquil City Centre Location Close To Brighton Station



A prime address even in the exclusive West Hill conservation area, St Nicholas Road is a quiet one-way street tucked away from the station's traffic, and it is a well-kept secret where homes do not come to the market often as once discovered, people tend to stay for a long time. The classic Victorian beauty rises well above the one-way lane with ample charm from the kerb and inside.

Opposite the house is the excellent and oversubscribed St Paul's Nursery & Primary School making this location not only perfect for commuters, but families too. St Nicholas Road is a very special place to live with a strong community spirit. At Christmas, each house takes on a date of the advent calendar and prepares their house accordingly. It is like a village within the City and the perfect mix of family and cosmopolitan living!

This spectacular period residence is situated in one of Brighton's best kept secret locations. Everything you could possibly need is on your doorstep...parks, local shops, boutiques, delis, restaurants and bars in the ever so popular Seven Dials area. The fashionable North Laine. Brighton's mainline station with access to London & Gatwick. Marks & Spencer and the seafront promenade. You name it, you've got it close by.

With high ceilings and bright, spacious rooms arranged over three floors, the house is homely, full of character and presented for sale in wonderful condition. Starting on the ground floor you have a wealth of built-in storage found in the entrance hall, an impressive bay fronted through lounge & dining room with two fireplaces - the ideal space for entertaining friends & family, sitting down for meals together and relaxing in - and a crisp white modern fitted kitchen with underfloor heating and high specification, all integrated appliances.

From here you have a door opening out onto a private rear patio. A beautiful wrought iron spiral staircase takes you up to the stunning West facing private sun terrace which really is a dream to have at your disposal. Whether you're green fingered or a sun worshipper, there is lots of room for plants and sunbeds and outdoor furniture up here and you'll be hard pushed to find a more perfect setting for coffee, cocktails and dinner in the Spring / Summer months!

To the first floor of the house are two of the three fantastic sized double bedrooms, a master bathroom and an en suite bathroom to the bay fronted bedroom. On the half landing you'll find a window onto the roof terrace and to the second floor is the fabulous master bedroom with built-in wardrobes, eaves storage, dual aspect windows and sublime views to the front of the house over the roof tops and out to sea!

All in all this really is one of those "wow" properties that makes an idyllic primary home or brilliant second / holiday property near the sea in a tranquil hiding place of Brighton City centre. Viewings are highly recommended to appreciate everything this home has to offer





Accommodation

GROUND FLOOR

ENTRANCE HALL

With ample built-in storage

THROUGH LOUNGE & DINING ROOM

22' 10" x 12' 4" (6.96m x 3.76m)

KITCHEN

11' 5" x 5' 9" (3.48m x 1.75m)

With underfloor heating

FIRST FLOOR

LANDING

BATHROOM

BEDROOM THREE

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

BEDROOM TWO

15' 1" x 11' 8" (4.6m x 3.56m)

EN SUITE BATHROOM

SECOND FLOOR

LANDING

Window on the half landing that opens onto roof terrace

BEDROOM ONE

15' 1" x 11' 8" (4.6m x 3.56m)

With built-in wardrobes and in eaves storage

OUTSIDE

REAR PATIO GARDEN

With outdoor storage cupboard & wrought iron spiral staircase up

STUNNING WEST FACING SUN TERRACE

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Approximate Gross Internal Area = 105.9 sq m / 1140 sq ft



From the current owner...

Having owned the house for 25 years, one of the most fantastic things about it really is its location!

5 minutes from M&S and the town centre, 7 minutes from Brighton Station, surrounded by green spaces, 7 min walk from to the seafront, 6 minute walk to the Seven Dials, 5 minute walk from the Theatre Royal and cultural district yet in such a tranquil setting!

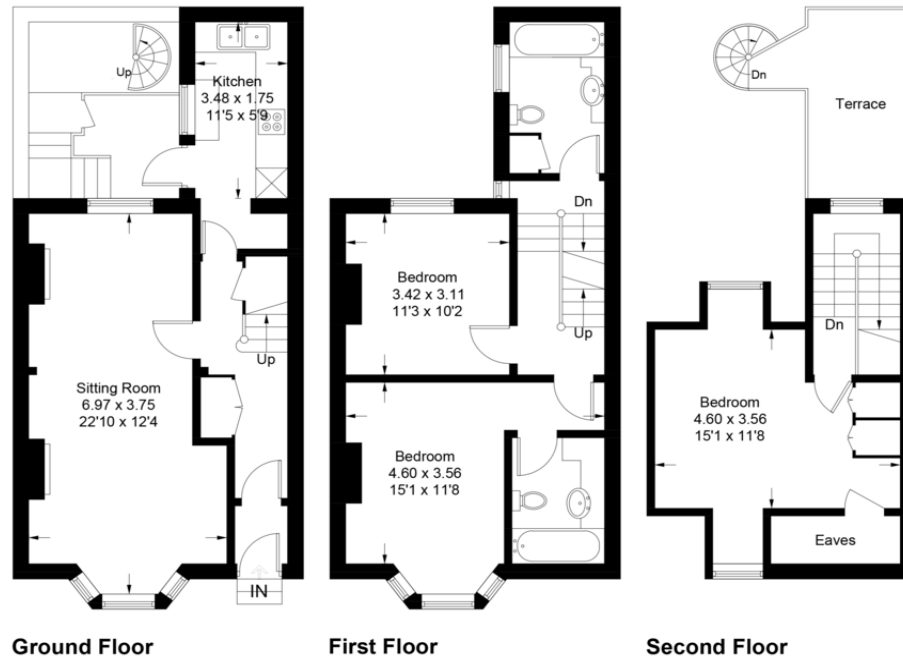


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

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