

PHILLIPS & STILL



Western Street, Brighton, BN1 2PG

Guide Price of £800,000 - £850,000

- A Magnificent Four Storey Boutique Hotel-Style End Of Terrace House
- Refurbished & Decorated To A Spectacular Show Home Standard
- Three Double Bedrooms & Designer Kitchen / Breakfast Room
- Dual Aspect 23ft Sitting Room With Wood Burning Stove

- Three Bespoke Bath / Shower Rooms
- Stunning City Centre Location Moments From Seafront Promenade
- Idyllic Home Or Lucrative Investment Opportunity As Air BnB
- No Onward Chain



This magnificent, boutique hotel-style end of terrace home offers show home quality décor and impressively spacious living accommodation over four storeys. Western Street is one of central Brighton's most sought after addresses well known for its' wonderful period architecture and amazingly vibrant & convenient location between Western Road and our famous seafront which is just seconds from your front door. Waitrose & Taj are close by as well as both Hove & Brighton mainline railway stations for any commuters. As part of the Brunswick Conservation area, the neighbourhood is well looked after with a good old fashioned community feel.

Properties this spectacular are rare to the market and not only will this house wow you with its' stunning presentation but it also offers just shy of 1500 square feet of light and well arranged living accommodation. This marvellous home really does have it all with three double bedrooms, period features, three bath / shower rooms with W.C.'s, gas central heating, integrated sound system with ceiling speakers, wrought iron first floor balcony and no onward chain. Everything you could want is within walking distance of your front door here but if you do have a car, there is residential permit parking available on both sides of the street leading directly down to the seafront.

Starting from the lower ground floor, accommodation comprises of a grand kitchen / breakfast room with range cooker, butler sink butler sink, a wealth of base units, two integrated fridges and a dishwasher. There is plenty of space for a large dining table and chairs making this a super social place for meals and entertaining and an inner hall takes you through to a bespoke shower room with W.C.

To the ground floor is a glorious dual aspect 23ft sitting room, another space ideal for entertaining family & friends as well as sitting down & relaxing in especially as you have a wood burning stove making it feel extra cosy during the colder months of the year. This room is wonderfully light but also feels tranquil & secluded due to frosted windows and shutters.

Up the central staircase to the first floor is the first of three double bedrooms which overlooks the front and has access onto the charming wrought iron balcony. The bathroom features a free standing bath which is so in-keeping with the theme throughout the house and a roomy walk-in shower cubicle. Every bath / shower room in the property feels deeply designer with immaculate attention to detail in the finishings. Outside the bathroom is a handy space that could be used as a dressing area, home office or library.

The second / top floor is where you'll find two further double bedrooms with an en suite shower room & W.C. to the rear. Words just do not do this house justice and it must be viewed internally to fully appreciate how sumptuous & dazzling it feels in person. As well as making an incredible main home, this property also makes a lucrative investment opportunity currently bringing in a substantial income as an airbnb given its' beating heart of the City location and beautiful interior.

When you step out of your front door you'll find yourself just moments from everything you could need...boutique and convenience shops, seafront restaurants, cafes, bars, trendy coffee shops, supermarkets and so much more. Living here you can really enjoy that famous Brighton and Hove cosmopolitan lifestyle!



# Accommodation

## LOWER GROUND FLOOR

KITCHEN / BREAKFAST ROOM  
21' 11" x 11' 10" (6.68m x 3.61m)

INNER HALL  
With built-in downstairs storage

SHOWER ROOM  
With W.C.

## GROUND FLOOR

ENTRANCE HALL

DUAL ASPECT SITTING ROOM / DINER  
22' 9" x 12' 3" (6.93m x 3.73m)  
With wood burning stove

## FIRST FLOOR

LANDING

BEDROOM ONE  
11' 10" x 10' 1" (3.61m x 3.07m)  
Bay fronted with access to wrought iron balcony

BATHROOM  
With free standing bath and walk-in shower

HOME OFFICE / DRESSING AREA SPACE

## SECOND FLOOR

BEDROOM TWO  
11' 11" x 9' 11" (3.63m x 3.02m)

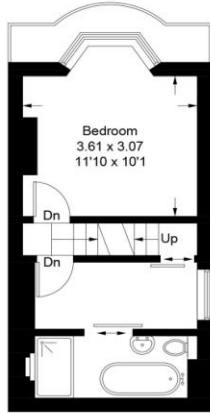
BEDROOM THREE  
11' 10" x 9' 8" (3.61m x 2.95m)

EN SUITE SHOWER ROOM  
With W.C.

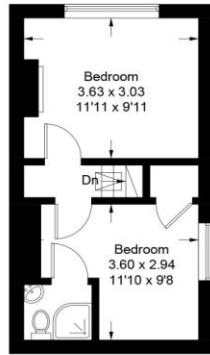


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Approximate Gross Internal Area = 106.3 sq m / 1144 sq ft



First Floor



Second Floor

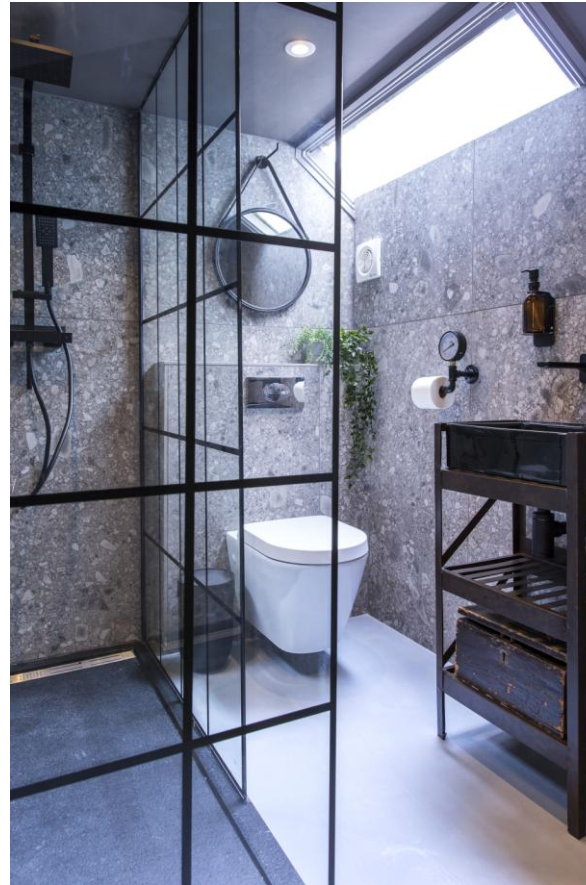


Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024



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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