



**Marlborough Place, Brighton, BN1 1UA**

Offers In Excess Of £550,000

# Marlborough Place, Brighton, BN1 1UA

This beautifully presented four-storey house features three double bedrooms, kitchen dining room with skylight windows and bi-fold doors to the patio garden, bathroom, shower room, cloakroom and a separate bedroom/office.

Charming Grade II Listed Terraced House and Garden in Brighton's Valley Gardens Conservation Area

Are you looking for a character-filled home in the heart of Brighton? Look no further than this stunning four-storey Grade II listed house on Marlborough Place. Boasting a prime location on the edge of the desirable North Laine, this property offers the perfect blend of historic charm and contemporary living.

Entering through the stylish front door, you'll immediately be impressed by the well-presented interiors that exude charm and warmth. Step into the cosy lounge, featuring a period fireplace and a bay window. This inviting space is perfect for relaxation or entertaining guests.

Adjacent to the lounge, you'll find the well-appointed kitchen dining room, a true highlight of this property. With skylight windows illuminating the space and bi-fold doors leading out to the west-facing patio garden, this is a true haven for those who enjoy cooking and entertaining. The sleek design, ample storage space, and high-quality fittings make this kitchen a dream for any culinary enthusiast. Imagine hosting dinner parties under the stars or simply enjoying your morning coffee while basking in the sunlight. There is also a well placed cloakroom off this room.

The first floor is home to a generously sized family bathroom, providing a tranquil space to unwind in the bathtub after a long day. The primary bedroom features an en-suite shower room, bay windows and feature fireplace providing a private sanctuary for relaxation.

On the top floor you'll also find two double bedrooms, each offering a peaceful retreat for restful nights.

The lower floor of this property offers great flexibility, featuring a handy reception room that can be utilized as a home office, study, or even a bedroom. With separate street access, this space is perfect for those who work from home or require a dedicated area for private meetings.

This is a secret gem in Brighton, situated just off the beaten track on a no-through road. This ensures a peaceful environment while still being within close proximity to all the vibrant amenities on offer. Enjoy the convenience of local shops, restaurants, cafes, bars of the renowned North Laine, all within walking distance from your front door.

With a total floor area of approximately 948 square feet (88 square meters), this house offers ample space for a most buyers needs. Every corner of this property has been carefully curated and maintained to the highest standards, ensuring that you can move in and start enjoying your new home from day one.

Don't miss out on this opportunity to own a slice of history in one of Brighton's most sought-after locations. Contact us today to arrange a viewing and experience the charm and livability of this charming Grade II listed terraced house on Marlborough Place.





# Oakley

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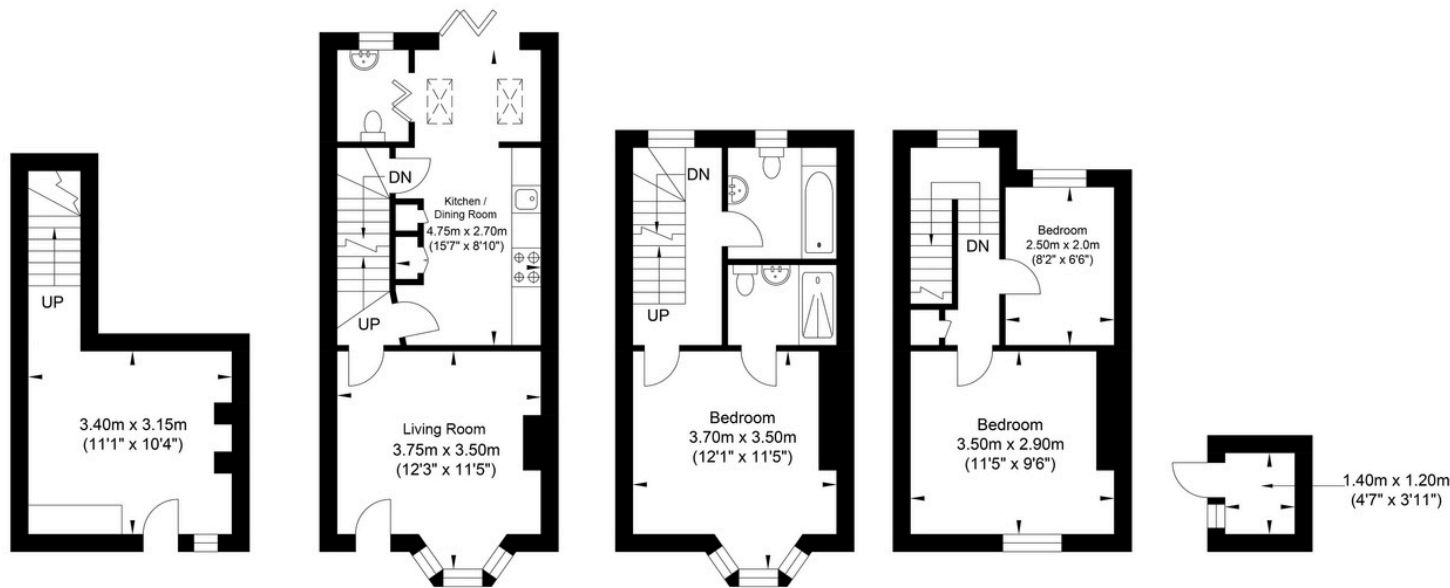
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Lower Ground Floor  
Approximate Floor Area  
148.75 sq ft  
(13.82 sq m)

Ground Floor  
Approximate Floor Area  
320.87 sq ft  
(29.81 sq m)

First Floor  
Approximate Floor Area  
257.58 sq ft  
(23.93 sq m)

Second Floor  
Approximate Floor Area  
236.16 sq ft  
(21.94 sq m)

Outbuilding  
Approximate Floor Area  
18.08 sq ft  
(1.68 sq m)



Approximate Gross Internal Area = 91.18 sq m / 981.45 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes  
Tenure Freehold  
Council Tax Band C

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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