

PHILLIPS & STILL



Vernon Terrace, Brighton, BN1 3JG

- A Spectacular Raised Ground Floor Grade II Listed Conversion
- Spacious & Extremely Well Presented Throughout
- Two Double Bedrooms
- Bay Fronted Lounge / Diner With Working Fireplace & Separate Kitchen

Guide Price of £525,000 - £550,000

- Stunning Large West Facing Private Rear Garden
- Superb Central Brighton Location In Vibrant Seven Dials
- Short Walk To Brighton Mainline Station, Western Road, North Laine & Seafrost
- Share Of Freehold & Vendor Suited



Property Description

This magnificent raised ground floor Grade II listed mansion property is nestled between trendy Seven Dials and the hustle & bustle of Western Road both offering a huge variety of coffee shops, bars, restaurants, delicatessens, boutique & convenience shops, supermarkets, gyms and more! Our famous seafront is also just a few minutes walk away so you'll never be short of things to do here and for anyone who commutes, Brighton mainline railway station is very close by if you're looking to shave time off that daily journey to work & back!

Upon stepping inside, you will be delighted by the high ceilings, wealth of character, size throughout and how extremely well it is presented. The versatile living accommodation comprises of entrance hall with lots of understairs storage built in, an impressive bay fronted lounge / diner with a beautiful working fireplace and gorgeous views over Montpelier Crescent gardens, the very generous master double bedroom and a spacious bathroom.

Moving towards the rear of the property you have a separate modern fitted kitchen with integrated appliances and the second double bedroom overlooking the garden. This bedroom opens onto a private decked balcony / sun terrace where there are stairs down to the magnificent West facing rear garden. You will be blown away by the size of this beautiful private outdoor space where you have a large lawned area, flower beds & shrubs and a small paved area beneath the stairs. It is fully wall enclosed so safe and secure for children to play out in, and being West facing you can enjoy the sun all day long into the evening from the garden itself or the balcony! A garden this size in such a central location is a rarity!

The boiler is only a year old and you have a share of the Freehold so it will make an idyllic first home, brilliant buy to let investment or the perfect holiday / second property moments from the sea! Living here would certainly be very exciting and you would be sure to experience Brighton & Hove's famous cosmopolitan atmosphere to the full. Viewings are an absolute must!





Accommodation

RAISED GROUND FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE
18' 10" x 13' 7" (5.74m x 4.14m)
With working fireplace

BEDROOM ONE
17' 9" x 11' 4" (5.41m x 3.45m)

BATHROOM

SEPARATE KITCHEN
9' 5" x 6' 11" (2.87m x 2.11m)

BEDROOM TWO
10' 9" x 9' 5" (3.28m x 2.87m)

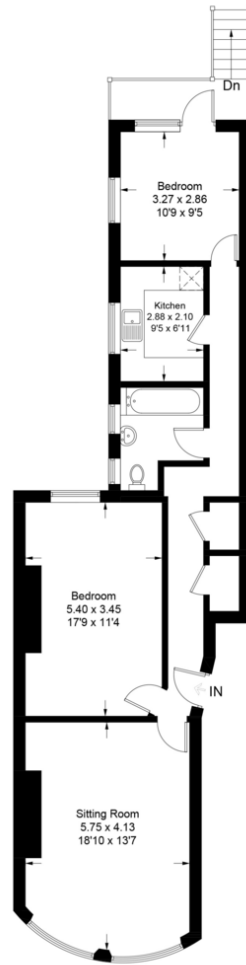
OUTSIDE

WEST FACING BALCONY / SUN TERRACE
With stairs down to:

LARGE WEST FACING PRIVATE REAR
GARDEN

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Approximate Gross Internal Area = 80.0 sq m / 861 sq ft



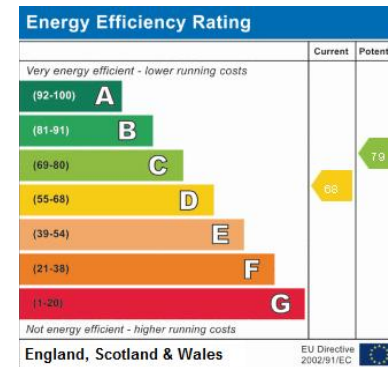
Ground Floor

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

Picture this...

The stunning private West facing rear garden at this property is an incredible asset to have in such a central location. There is plenty of space for outdoor furniture making it the ideal setting for those summer garden parties and barbeques, as well as the perfect sunny spot for your morning coffee or evening pre-prandial!

And anyone with green fingers will definitely appreciate the flower beds and well established shrubs. This garden really is an oasis of calm in the heart of the City!



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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