

PHILLIPS & STILL



Crown Street, Brighton, BN1 3EH

- A Wonderful End Of Terrace Period House
- Two Double Bedrooms
- 23ft Bay Fronted Lounge / Diner With Shutters & Feature Fireplace
- Separate Kitchen / Breakfast Room
- Cellar & Loft Room

Guide Price of £500,000 - £525,000

- Sunny South / East Facing Private Courtyard Garden
- No Onward Chain
- Secluded City Centre Cul-De-Sac Location
- Moments From Western Road, Seafront And Churchill Square Shopping Centre



Property Description

Crown Street is one of the City's hidden gem locations and this charming period home is found at the end of the terrace at the top of the street! Situated in the heart of central Brighton, it's a wide and sunny South facing street nestled away just off the hustle and bustle of Western Road. It is also a cul-de-sac which means very little traffic passes resulting in a very peaceful & safe place to live and you could happily sit undisturbed outside your front door with a cup of coffee enjoying some sunshine. You'll find it hard to believe that you are right in the heart of the City as it feels so tranquil here! The seafront is just moments away and for anyone who commutes, both Brighton and Hove mainline railway are within easy reach.

With versatile living accommodation over four floors, upon stepping inside the front door the space & light are sure to impress. The ground floor has a fabulous flow offering a large bay fronted 23ft lounge / diner with attractive feature fireplace & window and door through to the separate kitchen / breakfast room where there is space for a table and chairs as well as a wealth of units and appliances. A double glazed stable door opens from the kitchen into the secluded, South / East facing sun trap of a private rear garden. From the lounge / diner there is also a door opening to stairs that take you down to a lower ground floor cellar which is handy for storage or for using a games / playroom or den!

To the first floor are two double bedrooms and the bathroom where you have a beautiful claw foot roll top bath and a walk-in shower cubicle. The master bedroom overlooks the front and has a wooden staircase leading up to a fantastic loft room that the owners put in for use as a home office / study area. Having been rented out, the house is in need of some rejuvenation but offers much space and potential for its next owner!

Living here will certainly be exciting and you'll never be short of things to do. A huge variety of boutique and convenience shops, trendy cafes, restaurants, bars and pubs, supermarkets, gyms and more are at your disposal on & around Western Road, the hardest part will be choosing what to eat & how to amuse yourself every day!





Accommodation

LOWER GROUND FLOOR

CELLAR

10' 6" x 9' 0" (3.2m x 2.74m)

GROUND FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE / DINER

23' 4" x 13' 0" (7.11m x 3.96m)

KITCHEN / BREAKFAST ROOM

12' 11" x 10' 7" (3.94m x 3.23m)

FIRST FLOOR

LANDING

BEDROOM TWO

10' 1" x 8' 3" (3.07m x 2.51m)

BEDROOM ONE

13' 0" x 12' 11" (3.96m x 3.94m)

With wooden staircase up to:

LOFT ROOM

13' 11" x 11' 9" (4.24m x 3.58m)

Two Velux windows

OUTSIDE

PRIVATE SOUTH / EAST FACING REAR
COURTYARD GARDEN

Crown Street, Brighton, BN1 3EH

Approximate Gross Internal Area = 100.7 sq m / 1084 sq ft

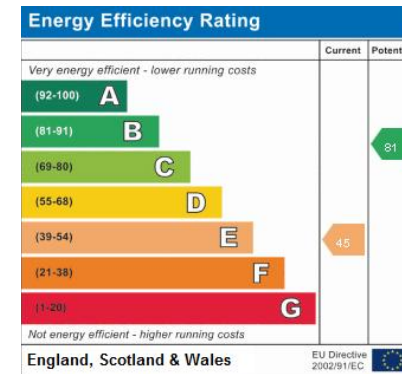


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

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.

112 Western Road
Brighton
East Sussex
BN1 2AB

www.phillipsandstill.co.uk
01273 771111
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm
Sat-Sun: 9am - 5pm

