

# Paul Bott & Co



- Three Bedroom House
- Kemp Town Location
- Converted Loft Bedroom
- Stunning Kitchen/Dining Room

30 Hereford Street, Brighton, BN2 1JT

Offers In Excess Of £475,000

Three bedroom home with a private garden is located on a quiet residential street in the heart of Kemp Town moments away from the seafront. Excellent decor throughout. Stunning family room with fitted kitchen leading to a large garden. Sold Chain Free.





## Property Description

This three-bedroom, three floor family home with a private garden is located on a quiet residential street in the heart of Kempton.

Walking past the front garden, we enter through the main door and into the hallway with ceramic tiles underfoot. There is space here to store coats and shoes, and a spacious under-stairs cupboard for additional storage.

To the right is the lounge with original wooden flooring and a small cast iron fireplace. The room features bespoke wooden shelves and is currently home to a large L-shaped sofa, making it a perfect space for entertaining. The large double-glazed window overlooks the garden at the front of the property, offering views of this lovely green space with a crab apple tree, a rowan tree, and a climbing rose. There is space in the garden for a table and chairs.

The other room accessible from the hall is the large open space kitchen and dining area. From here, through the double-glazed terrace doors, we have immediate access to the back garden with wooden decking, flower beds, a lawn, a decked seating area and a garden shed. There is fencing on all three sides of the garden, allowing for privacy, and the beautiful sycamore tree offers just enough shade to make it the perfect spot for the summer months. Back inside, the two Velux windows in the ceiling allow plenty of light into the kitchen and dining area. The walls are currently limewashed and there is bamboo flooring with under-floor heating underfoot. There is more than enough room for a large dining table and chairs and additional seating or furniture. The part-tiled kitchen features floor- and wall-mounted wooden cabinets and sturdy wooden worktops. It is equipped with a Zanussi hob and oven







with a cooker hood, a Miele dishwasher, a large fridge-freezer, a Hotpoint washing machine, and a large sink unit. The bespoke shelves can be used to display your favourite mugs, glassware, or anything else that you need easy access to. The half island can be used as a nice breakfast spot, and the bespoke floor cabinets and shelving running along the wall opposite the kitchen are useful for additional storage. The ceiling is fitted with spotlights.

Back in the hall and up the wooden stairs with a wooden handrail, we arrive on the first floor. Here, we find the same ceramic tiles as in the hall downstairs. For those of us with small children or pets, the stairs have been equipped with a barrier/pet gate on either end to ensure safety.



The room directly opposite the stairs is a toilet with a floor-mounted W.C. and a double-glazed window with frosted glass, allowing for ventilation. There is wood flooring underfoot. Next door is a part-tiled bathroom with a fitted bathtub and a showerhead, a floor-mounted wash-handbasin, and a double-glazed window with frosted glass for both ventilation as well as privacy.

Next door is the first bedroom. Here, we find original wood flooring and a double-glazed window overlooking the back garden with a radiator on the wall. There is space for a double bed, bedside cabinets, a desk and a wardrobe or chest of drawers. Also in the room is a walk-in cupboard that houses the boiler and offers plenty of storage space for seasonal clothes or other items.



The second bedroom is also located on the first floor. There is timber vinyl composite underfoot, and the double-glazed window allowing lots of light in overlooks





This plan for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass before making any decisions upon them.

the quiet Hereford Street. With the bespoke floor-to-ceiling wardrobe and a walk-in closet, there is plenty of storage space in the bedroom. A double or queen size bed will easily fit here, alongside bedside tables and a chest of drawers or a vanity.

Back in the upstairs hall, we find a door leading to another set of wooden stairs. From here, we access the top floor of the building, currently used as the master bedroom. This bright, generously sized room has a large double-glazed window with views of Eastern Road on one side, and a south-facing Velux window with views of the rooftops on Hereford Street on the other. There is timber vinyl composite flooring underfoot. The master bedroom offers more than enough space for a king size bed with bedside cabinets on both sides, a wardrobe, desk, and further furniture. A sofa and a

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