



Belle Vue Gardens, Brighton, BN2 0AA
Guide Price £825,000 - £875,000

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Spacious and versatile Edwardian family home with period features in fantastic location and boasting a south facing garden.

Discover the charm and elegance of this fantastic Edwardian family home, ideally situated in the highly sought-after Belle Vue Gardens. With its spacious and versatile accommodation, this property offers the perfect blend of period features and contemporary living. Boasting five bedrooms, two bathrooms, and a lounge, this home presents an excellent opportunity for growing families or those seeking additional space.

As you approach the property, you are greeted by the attractive front garden area, with a tiled path and a useful storm porch. Step inside to reveal a welcoming hallway, which sets the tone for the rest of this beautiful home. The ground floor features a generously sized lounge with bay windows, elegantly adorned with plantation shutters, a cozy fireplace, and charming cornice detailing. Adjacent to the lounge is a second reception room, which could also serve as a fifth bedroom, complete with its own fireplace, cornice detailing, and French doors that open onto the delightful garden.

The heart of the home lies on the ground floor - a superb kitchen/dining room that promises to be the centre of daily life. The modern white fronted kitchen offers ample storage and workspace, while south-facing bi-fold doors flood the room with natural light and provide an inviting view of the garden. Entertaining guests or enjoying family meals has never been easier.

The first floor of this stunning property offers a half landing with a double bedroom featuring a south-facing window and a convenient built-in wardrobe. You will also find a usefully placed fully tiled bathroom having a white suite. Continuing to the first floor, you'll discover a spacious primary bedroom with beautiful bay windows adorned with plantation shutters, creating an elegant and tranquil space. Completing the first floor is another well-proportioned bedroom with a built-in wardrobe.

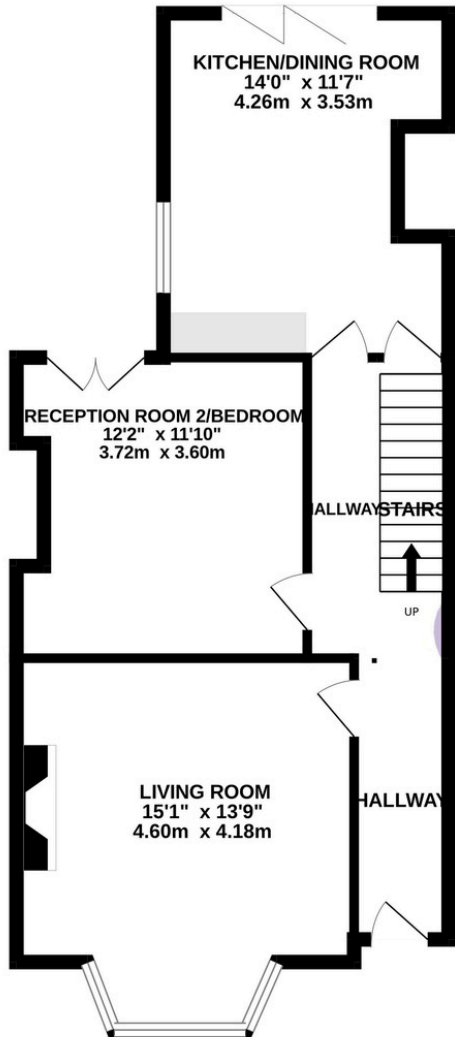
Ascend to the second floor to find an additional bedroom with a south-facing window offering breath taking rooftop views to the sea. Adjacent to this bedroom is a luxurious shower room, complete with a beautiful shower enclosure, adding a touch of indulgence to daily routines.

Step outside, and you'll be enchanted by the south-facing walled patio garden, complete with a side return and a raised planted bed. This peaceful oasis is the perfect spot to relax, entertain, or enjoy al fresco dining on warm summer evenings. The garden is laid to pavers, ensuring low maintenance.

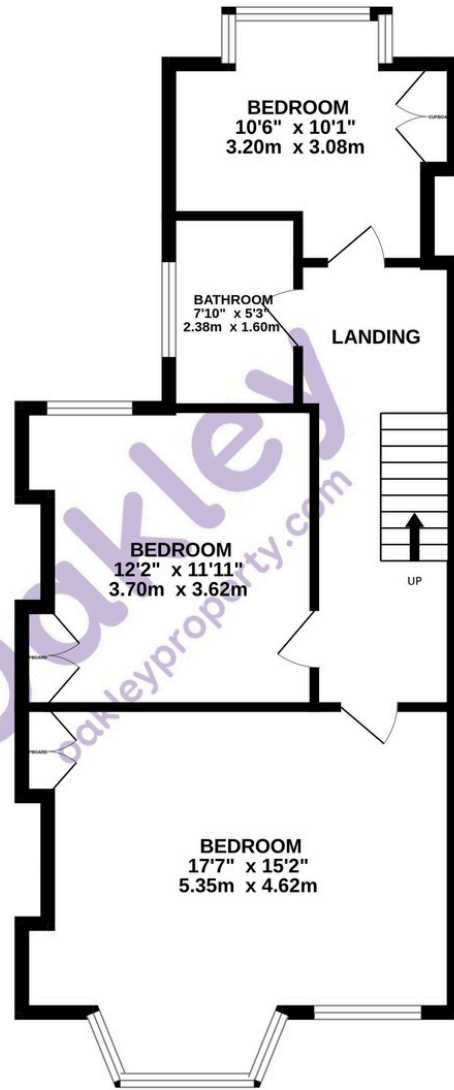
This property offers more than just an exceptional living space; it benefits from an enviable location. Situated close to The Royal Sussex Hospital, the seafront, Kemp Town village amenities, and Brighton Marina, residents can enjoy the best of Brighton's vibrant lifestyle. The city centre is easily accessible by foot or via excellent bus services, offering a plethora of shopping, dining, and entertainment options. Families with children will appreciate the proximity to good schools, Brighton College is less than five minutes walk. The property is offered with no onward chain.



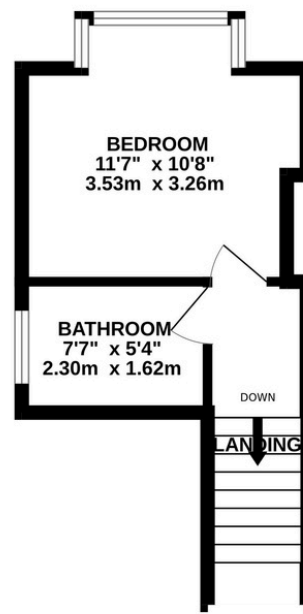
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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Agents Notes
Tenure Freehold
Council Tax Band D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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