



- A beautifully presented two-bedroom three storey town house
- Delightful rear patio garden
- Spacious lounge/dining room
- Modern fitted kitchen and bathroom
- Highly desirable location in central Brighton

## 18 Dean Street, Brighton, BN1 3EG

Asking Price Of £675,000

A delightful three storey two bedroom mid terraced house located right in the heart of Central Brighton. The property is extremely well presented with modern fitted kitchen and bathroom, spacious lounge/dining room and a delightful rear patio garden. The location is second to none being moments from Western Road and its many local amenities. Brighton mainline station is also only a short distance from the property.



## Property Description

This property is a beautifully presented two-bedroom, three-story townhouse located in a highly desirable location in central Brighton. The house boasts a delightful rear patio garden and is situated close to many local amenities on Western Road.

Upon entering the property, you are greeted by a spacious lounge and dining room area, providing a comfortable space for relaxation and entertaining guests. The room is well-lit, with large windows allowing for ample natural light to flow in. The tasteful decor and modern fittings create a welcoming and stylish atmosphere.

Adjacent to the lounge is a modern fitted kitchen, which is fully equipped with all necessary appliances and offers plenty of storage space for your culinary needs. The kitchen is designed with functionality and convenience in mind, making it a pleasure to prepare meals and enjoy family gatherings.

The property features two bedrooms, both of which are located on separate floors, providing privacy and tranquility. The bedrooms are well-sized and offer sufficient space for furniture placement and personalization. The natural light that enters the rooms creates a bright and airy atmosphere, contributing to a relaxing and peaceful atmosphere.

A family bathroom is available, which includes space for both a bath and a separate shower cubicle. This allows for flexibility and convenience, accommodating different preferences for bathing. The bathroom is well-maintained and features modern fixtures and fittings, ensuring a comfortable and pleasant experience.

One of the highlights of this property is the delightful rear patio garden. This outdoor space provides an oasis of tranquility and offers an opportunity to enjoy the fresh air and sunshine. The garden is well-maintained and offers enough space for outdoor furniture, allowing for al fresco dining or simply unwinding after a long day.

The location of this property is highly desirable, being in central Brighton. Residents will benefit from the convenience of having numerous local amenities on Western Road within close proximity. Shopping centers, restaurants, cafes, and entertainment venues are all easily accessible, providing a vibrant and lively lifestyle.

Additionally, the property is just a short distance away from Brighton mainline station, offering excellent transportation links for commuting or exploring the surrounding areas. This is particularly advantageous for those who work in the city or need to travel frequently.





## Accommodation

### GROUND FLOOR

ENTRANCE HALL

SITTING/ DINING ROOM  
21' 11" x 11' 10" (6.68m x 3.61m)

KITCHEN  
14' x 7' 7" (4.27m x 2.31m)

### FIRST FLOOR

BEDROOM  
11' x 14' (3.35m x 4.27m)

FAMILY BATHROOM

### SECOND FLOOR

BEDROOM  
14' 3" x 12' 4" (4.34m x 3.76m)

### OUTSIDE

REAR PATIO GARDEN

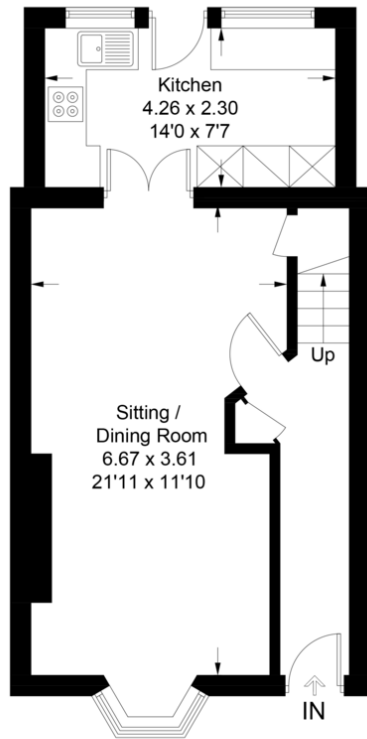


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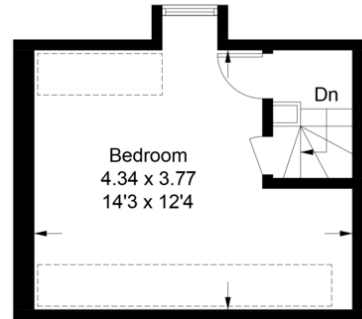
Approximate Gross Internal Area = 92.1 sq m / 991 sq ft



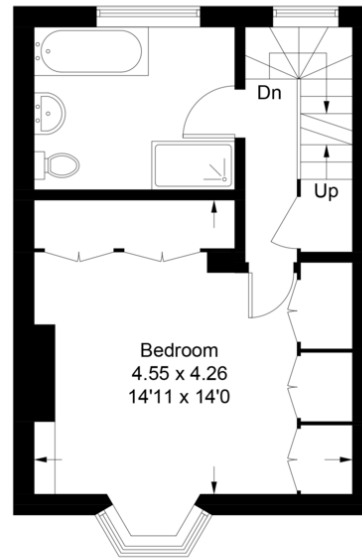
= Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**Second Floor**



**First Floor**

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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