

Paul Bott & Co



- Stunning 2/3 Bedroom Eco Home
- Gorgeous Period Style Property
- Beautiful Private Outside Spaces
- NO ONWARD CHAIN

20, Wyndham Street, Brighton, BN2 1AF

Offers In Excess Of £650,000

A Stunning, high Specification, Georgian style eco home, located on the highly sought after Wyndham Street. Spanning four floors, this beautiful property offers the perfect balance between luxurious living space, modern kitchen and entertaining areas and comfortable bedrooms, as well as an exceptional private patio and west facing roof terrace with beautiful sea views. Complete with high quality double glazing throughout, high grade insulation and designer fittings.

Property Description

On a quiet, one way street this beautiful house with classic Georgian charm is in fact a spacious modern build with double glazing throughout and high-grade insulation to achieve a good EPC rating. Inside there's an easy flow with crisp, contemporary and a quality finish incorporating a German Leicht kitchen and Villeroy & Bosch sanitaryware throughout.

Ideal for entertaining, the open living/sitting room is a welcoming with solid engineered oak flooring and a large window at one end whilst tri-folding doors open to a Juliette balcony looking over the patio at the other. With a glass balustrade guests can enjoy the view even when sitting down, and a central staircase discreetly zones areas in which to work, rest or play.

Downstairs, there's a useful cloakroom in the lobby leading to the fully fitted, streamlined kitchen which has three levels of lighting delivered by spotlights overhead, a hood and LED's in the plinths, and quality integrated appliances include a gas hob and electric oven beneath the hood and underfloor heating. At the back, triple fold double glazed doors in the sociable dining area bring the outside in for an easy al fresco lifestyle in the lit, paved patio with room for a table and chairs.

On the first floor, two spacious double bedrooms with a chic contemporary shower room, each of them are bright and cheerful, with crisp decoration and compact built in wardrobes to fill. Spanning the top of the house, another bedroom or study with access to a private west roof terrace with oblique sea views and further light welcome from an electric roof-light. This space is simple, but stylish, with a large closet and the top floor bathroom, which is large enough for both a bath and a wet room style shower – and has designer Villeroy & Bosch sanitaryware.

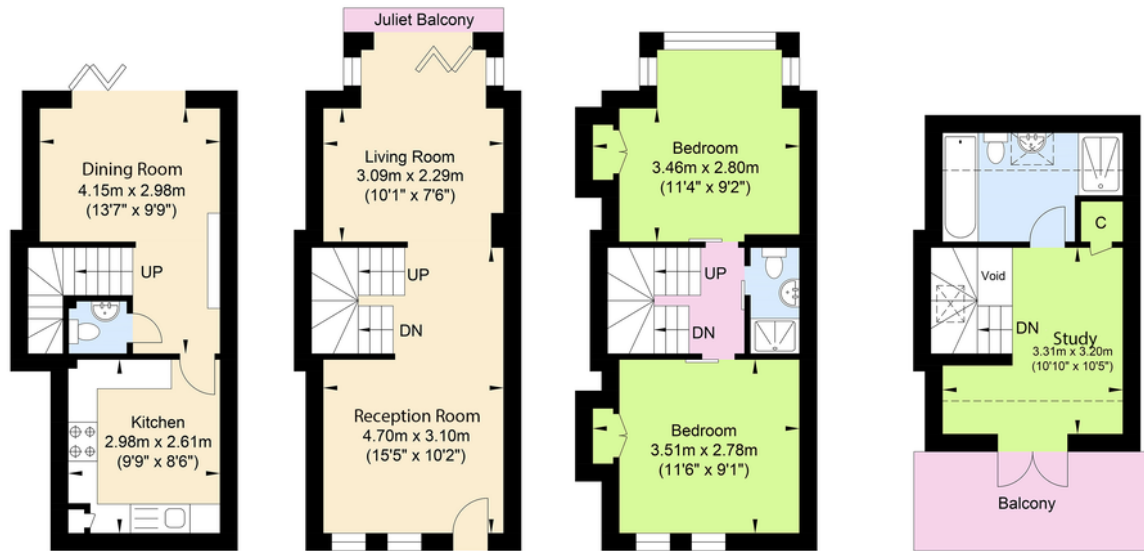




The location is truly superb, only moments from the beach and a short walk into Kemp Town Village. with excellent local schools, this property offers a fantastic family home which we highly recommend viewing.



Wyndham Street



Lower Ground Floor
Approximate Floor Area
230.48 sq ft
(21.45 sq m)

Ground Floor
Approximate Floor Area
270.38 sq ft
(25.12 sq m)

First Floor
Approximate Floor Area
279.75 sq ft
(25.99 sq m)

Second Floor
Approximate Floor Area
176.42 sq ft
(16.39 sq m)

Approximate Gross Internal Area = 88.95 sq m / 957.44 sq ft

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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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