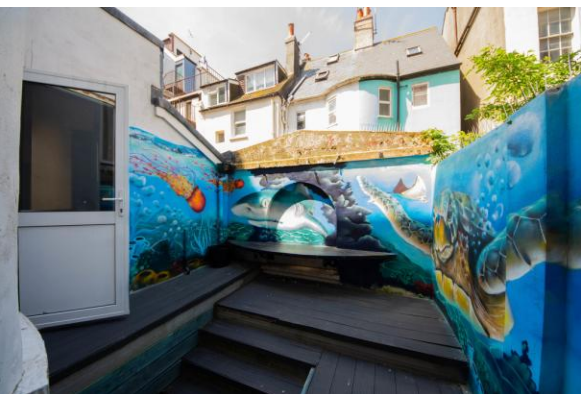


# PHILLIPS & STILL



- Stunning Six Storey Period Townhouse
- Two Separate One Bedroom Apartments
- Perfect For Multi-Generational Living
- Ideal Air BnB Or Investment Property
- Moments From Seafont

**Broad Street, Brighton, BN2 1TJ**

**Guide Price £950,000 - £1,000,000**

A truly unique, period townhouse set over six floors situated in a prime position within the heart of Brighton's vibrant Kemp town. This property has been renovated to the highest of standards and is perfect for a family home, home and income, buy to let investment or can be used as three separate air b and b apartments. Average annual income over last 3 years is £94,000.





## Property Description

A truly unique, period townhouse set over six floors situated in a prime position within the heart of Brighton's vibrant Kemptown.

Thoughtfully renovated and refurbished throughout, the property benefits from a wealth of living options with accommodation arranged as a four-bedroom maisonette with two one-bedroom apartments. The apartments can be separated from the main maisonette allowing independent access via a separate staircase, ideal for a rental income if desired.

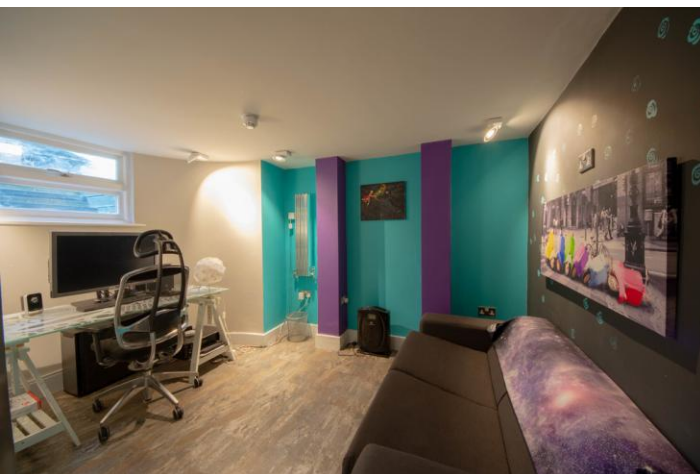
The ground floor finds the main living space of the maisonette with an extra large and impressive open living space which integrates a living area and expansive kitchen diner, ideal for social situations. A useful utility area and W/C are found to the rear with access to the peaceful rear garden terrace.

A feature staircase leads up to the first floor where the first bedroom with its bay window overlooks the front. A grand and luxurious bathroom is found to the rear with extra large proportions and featuring bath, large shower area and separate Steam Room. The second floor finds a second reception area currently used as an entertainment room, with another shower room. An additional bedroom is found to the front.

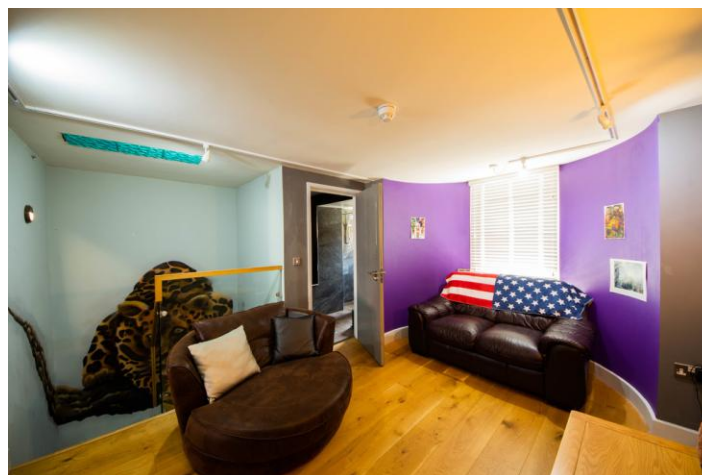
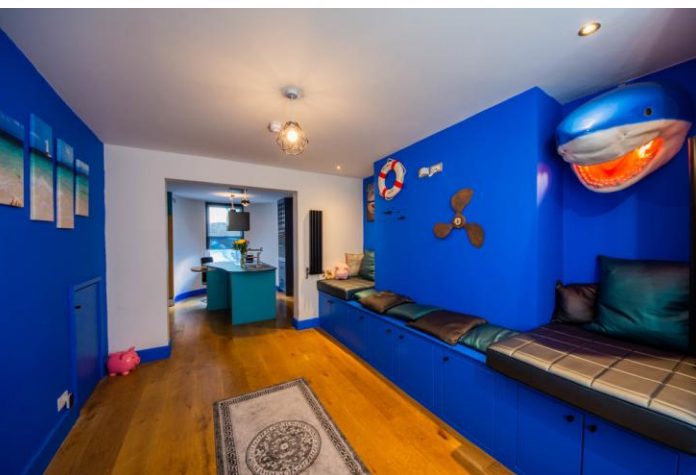
Continuing up, two independent apartments are found, one on each floor. Each apartment is self-contained with separate kitchen and living area, bedroom and good sized shower rooms.

Full of character and charm the property is located in a highly desirable location with the seafront right at the end of the street, a few doors away. All the features and amenities of St. James Street with its cafes, restaurants and independent shops are moments away. All of central Brighton is accessible on foot with Brighton train station a short walk away.

A rare opportunity to purchase a standout and individual property within the heart of Brighton.







# Accommodation

## FLAT A MAISONETTE

BASEMENT  
OFFICE  
11' 9" x 14' 9" (3.58m x 4.5m)  
WC  
BEDROOM  
13' 7" x 9' 10" (4.14m x 3m)

## GROUND FLOOR

ENTRANCE HALL  
WC  
UTILITY AREA  
KITCHEN/DINER  
12' 9" x 15' 5" (3.89m x 4.7m)  
DINING ROOM  
15' 6" x 11' 2" (4.72m x 3.4m)  
OUTSIDE  
PATIO GARDEN

## FIRST FLOOR LANDING

BEDROOM  
14' 7" x 11' 2" (4.44m x 3.4m)  
BATHROOM  
16' 5" x 13' 6" (5m x 4.11m) (with steam room)

## SECOND FLOOR LANDING

RECEPTION ROOM  
13' 5" x 15' 3" (4.09m x 4.65m)  
SHOWER ROOM  
9' 2" x 6' 4" (2.79m x 1.93m)  
BEDROOM  
14' 9" x 11' 2" (4.5m x 3.4m)

## FLAT B

THIRD FLOOR  
KITCHEN/LIVING AREA  
14' 9" x 11' 2" (4.5m x 3.4m)  
BEDROOM  
13' 6" x 10' 11" (4.11m x 3.33m)  
ENSUITE SHOWERROOM

## FLAT C

FOURTH FLOOR  
KITCHEN/LIVING AREA  
13' 9" x 10' 6" (4.19m x 3.2m)  
BEDROOM  
9' 6" x 9' 4" (2.9m x 2.84m)  
ENSUITE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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