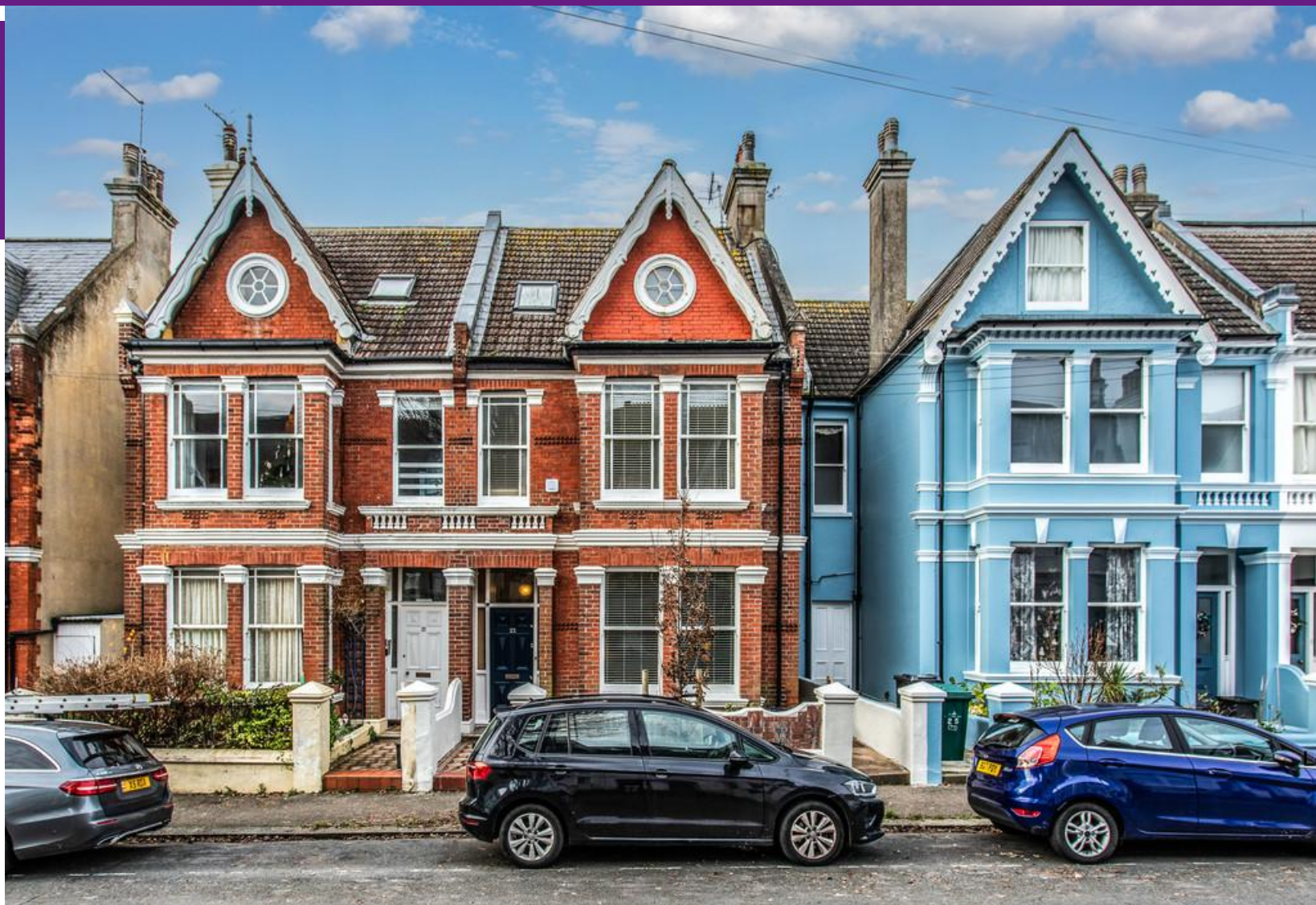


PHILLIPS & STILL



- An Extremely spacious five bedroom three storey terraced house
- Dual aspect lounge/dining room
- Large Kitchen/breakfast room
- Delightful rear garden
- No Onward Chain

Lancaster Road, Brighton, BN1 5DG

Offers In Excess Of £1,150,000

*** Open House Saturday 9th January* CHAIN FREE!**

A fabulous five-bedroom family home located in an extremely desirable area of Brighton, positioned in the heart of the Seven Dials and Port Hall district. Houses are generally very popular in this area due to its proximity to Brighton Station, array of popular schools and the buzz of Seven Dials, with its coffee shops, pubs and local restaurant. This house in particular is a lovely home, spanning over three floors, the property boasts a wealth of lovely period features, combined with a modern and contemporary feel throughout.



Property Description

This exceptionally spacious five-bedroom, three-story terrace house is situated in one of Brighton's most sought-after areas. Ideal for families, the layout across three floors offers ample living space and comfort.

****Ground Floor:****

The entrance leads into an expansive sitting/dining room, perfect for entertaining or relaxing. This level also features a vast, fully fitted kitchen/breakfast room, ideal for family meals, along with a convenient cloakroom.

****First Floor:****

The first floor boasts three generous double bedrooms, complemented by a family bathroom and an additional shower room. A versatile room on this level serves as an excellent study or could function as an extra bedroom.

****Second Floor:****

The master bedroom occupies the top floor, offering substantial storage solutions and a delightful ensuite shower room, providing a private retreat.

****Exterior:****

The property includes a charming rear garden that is easy to maintain, with direct access from both the kitchen and living room, making outdoor entertaining a breeze. Inside, the home is rich with stunning period features that enhance its character.

****Location: ****

Conveniently located near the famous Seven Dials area, residents can enjoy a variety of local shops and bistros. Brighton Station is within walking distance, making it ideal for commuters. Additionally, the proximity to several excellent local schools makes this an outstanding family home.

****Additional Information:****

The property is being sold with no chain, ensuring a straightforward purchasing process.





Accommodation

GROUND FLOOR

SITTING/DINING ROOM
29' 1" x 13' 6" (8.86m x 4.11m)

KITCHEN/BREAKFAST ROOM
21' 4" x 12' 0" (6.5m x 3.66m)

WC

FIRST FLOOR

BEDROOM
11' 0" x 11' 5" (3.35m x 3.48m)

BATHROOM

SHOWER ROOM

BEDROOM
12' 8" x 12' 8" (3.86m x 3.86m)

BEDROOM
15' 11" x 12' 8" (4.85m x 3.86m)

STUDY/BEDROOM
8' 3" x 5' 5" (2.51m x 1.65m)

SECOND FLOOR

MASTER BEDROOM
21' 4" x 10' 9" (6.5m x 3.28m)

ENSUITE SHOWER ROOM

OUTSIDE

REAR GARDEN



Lancaster Road, Brighton, BN1 5DG

Approximate Gross Internal Area = 176.7 sq m / 1902 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	47 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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