

PHILLIPS & STILL



- A fantastic three storey four-bedroom period house
- Westerly facing rear garden
- Sought after city centre location
- Good decorative order
- Walking to distance to Brighton seafront

Temple Street, Brighton, BN1 3BH

Offers over £750,000

An attractive three storey, four bedroom house with large through living room, large kitchen and Westerly aspect garden. Temple Street is one of this cities most sought after central location with no through road, adjacent to Western Road shopping thorough fare.



## Property Description

This stunning three-story period house offers a charming blend of classic architecture and modern living, situated on one of Central Brighton's premier roads. With its prime location near Western Road, residents enjoy easy access to an array of shops, amenities, and delightful dining options. Brighton mainline station is also conveniently close, making commuting a breeze.

This delightful property includes a spacious through Lounge/Dining Area Perfect for entertaining or family gatherings, ma well sized kitchen, sunny west-facing rear garden ideal for this summer BBQs. Four Double Bedrooms offering ample space for family living or guest rooms. In addition to this your large family bathroom equipped for comfort and convenience, plus an additional cloakroom for guests.



This property is an ideal family home, just a short stroll from the sea, offering the perfect blend of beachside living and urban convenience.

# Accommodation

## GROUND FLOOR

ENTRANCE HALL

LOUNGE

12' 0" x 11' 6" (3.66m x 3.51m)

DINING AREA

11' 3" x 9' 5" (3.43m x 2.87m)

KITCHEN

15' 0" x 8' 10" (4.57m x 2.69m)

## FIRST FLOOR

BEDROOM 2

14' 11" x 12' 0" (4.55m x 3.66m)

BEDROOM 4

11' 3" x 9' 6" (3.43m x 2.9m)

WC

BATHROOM

11' 4" x 8' 10" (3.45m x 2.69m)

## SECOND FLOOR

BEDROOM ONE

15' 0" x 12' 4" (4.57m x 3.76m)

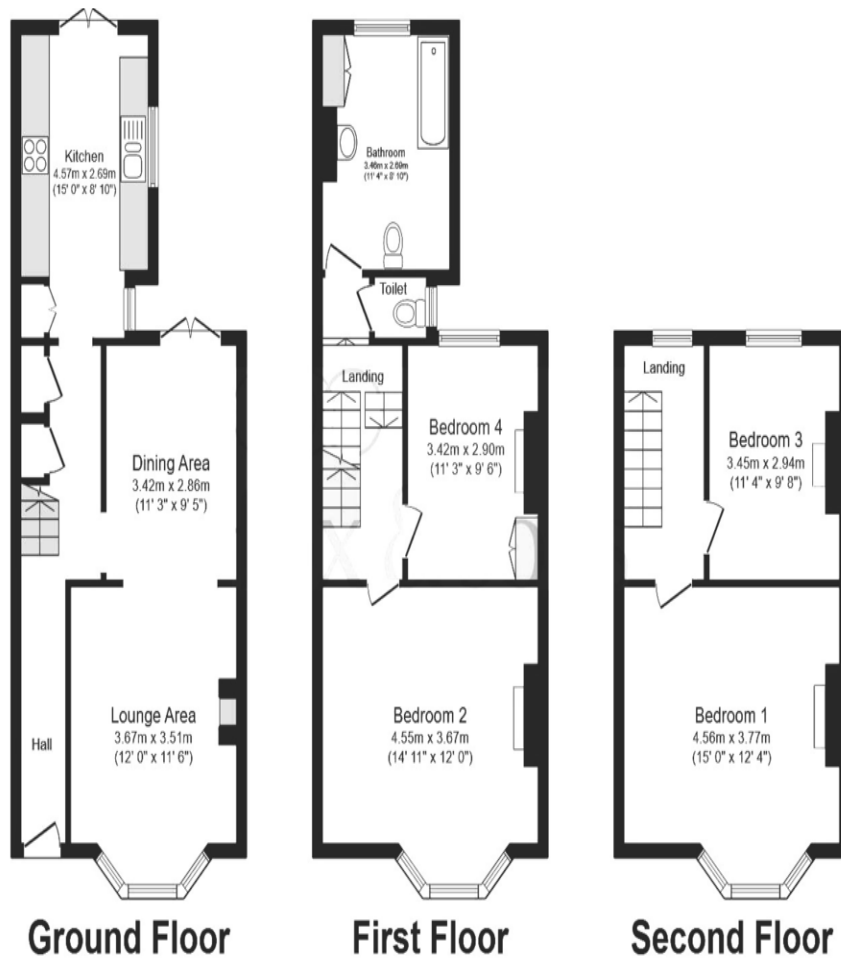
BEDROOM THREE

11' 4" x 9' 8" (3.45m x 2.95m)

## OUTSIDE

REAR GARDEN





Total floor area 126.7 m<sup>2</sup> (1,364 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 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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