

## 2 Norfolk Street, Brighton, BN1 2PW

### Price **£675,000** Freehold

Elliotts are delighted to offer this RARELY AVAILABLE, four-storey cottage tucked away on this quiet street, just moments from Brighton seafront and a short stroll into the CENTRE of BRIGHTON. A major feature is the 2nd floor SUN TERRACE, giving great outside space for a central property.



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Norfolk Street can only be described as a hidden gem amongst the hustle of a vibrant city centre. It is properties like No. 2, built c. 1825, that make Brighton & Hove the eclectic and historic city that it is today. It is thought that this spacious home was a Captains Cottage and much of the character inside, lends credence to this fact.

The property sits within Regency Square Conservation Area, so its rich history and character remain intact, and it exudes charm from the moment you enter.



As you enter the property, you have the option of going through to the lower ground floor, where you'll find a very versatile studio room, with its own outside space, en-suite shower room and large bedroom area. On the ground floor you have the main living space with its original floorboards and an opening to the kitchen with enough space for a large table. Leading on to the top 2 floor floors, there is a good-sized bedroom on the first floor and a family bathroom/WC. On the 2nd floor there are a two further bedrooms.

Undoubtedly, you'll be drawn to the first floor roof terrace, which is easily large enough for a large party, with space for BBQ, table and chairs plus a sun lounger or two.



- **Early 19th Century Cottage**
- **Superb Roof Terrace**
- **Minutes from Brighton Seafront**
- **Quiet Residential Road**
- **Original Stripped Floorboards**
- **LGF Studio Room with En-Suite + Internal C'Yard**
- **3 Further Bedrooms**
- **Family Bathroom with Shower**
- **Gas Central Heating**
- **Close to City Centre**



## GROUND FLOOR

### ENTRANCE HALLWAY

With stripped wood floor boards, radiator, opening to:

### LOUNGE 17'1 x 16'1 (5.21m x 4.90m)

With two feature bow windows, stripped wood flooring, radiator, inset spotlights, plastered ceiling. Opening to:

### SPACIOUS KITCHEN/BREAKFAST ROOM 16'1 x 14'5 (4.90m x 4.39m)

Fitted with a matching range of units comprising roll edge work surface with one and a half bowl stainless steel sink and drainer unit with mixer tap, inset four burner gas hob with tiled splashback, extractor over and integrated oven beneath, space for tall fridge freezer, dishwasher and washing machine, full range of floor standing drawer and cupboard units with shelving over, opening to:

### UTILITY STYLE AREA

With floor standing gas boiler with shelving over, further door giving







access to:

### GROUND FLOOR CLOAKROOM

Low level WC, pedestal wash basin and mixer tap, inset spotlight, plastered ceiling.

### LOWER GROUND FLOOR

### STUDIO ROOM/BEDROOM 4 15'9 x 14'9 (4.80m x 4.50m)

Door giving access to internal courtyard area with useful recessed areas for storage. Leading through to:

### FURTHER STUDY STYLE AREA 9'2 x 5'11 (2.79m x 1.80m)

Radiator and door giving access to:

### EN-SUITE SHOWER ROOM

Shower cubicle with shower over, pedestal wash basin, low level WC, inset spotlight and plastered ceiling.

### FIRST FLOOR

### FIRST FLOOR LANDING

With original stripped wood flooring and door giving access to roof terrace.

### BEDROOM 1 17'5 x 9'10 (5.31m x 3.00m)

Original stripped wood floor boards, low level double glazed bay window, further West facing window overlooking the roof terrace, radiator, inset spotlights and plastered ceiling.

### FAMILY BATHROOM

Wood panelled bath with central mixer tap, low level WC, pedestal wash basin, walk-in shower cubicle with sliding door and shower over, obscure glass single glazed window, wall mounted heated towel rail, extractor fan, inset spotlight and plastered ceiling.

### ROOF TERRACE

Being a superb feature of the property and enjoying an effective Westerly aspect, high level wood borders, decked with plenty of space for barbecue and table and chairs.

### SECOND FLOOR

### SECOND FLOOR LANDING

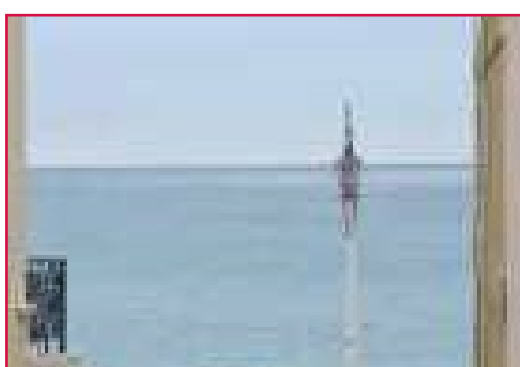
With access to loft space and West facing window and stripped wood flooring.

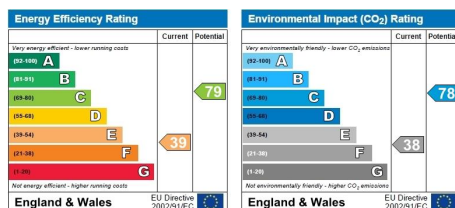
### BEDROOM 2 16'1 x 9'2 (4.90m x 2.79m)

Enjoying a dual aspect via double glazed windows, with the Southerly window offering a superb sea view over Brighton seafront, original stripped wood flooring, radiator, plastered ceiling.

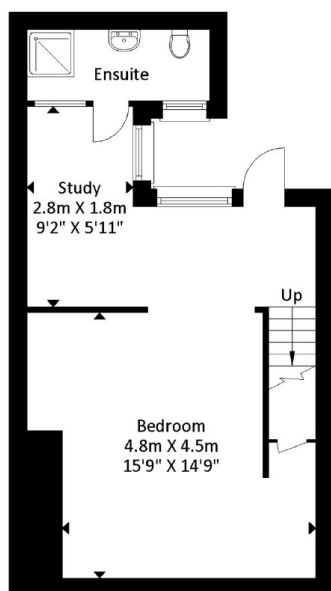
### BEDROOM 3 10'6 x 6'7 (3.20m x 2.01m)

Original stripped wood flooring, enjoying a Westerly aspect via double glazed window, radiator and plastered ceiling.

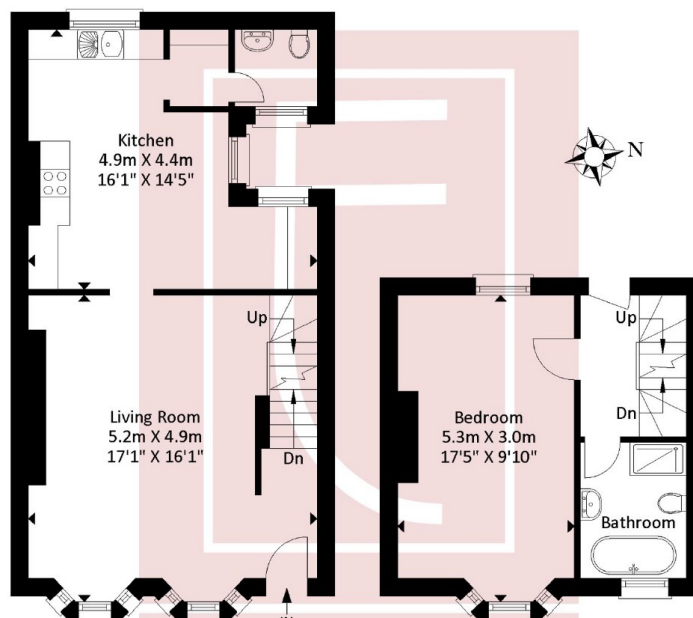




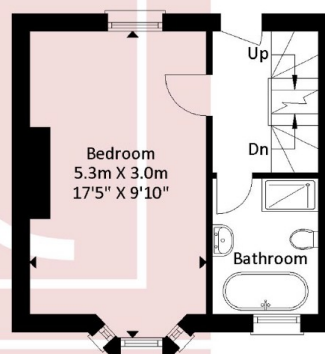
## Norfolk Street, Brighton



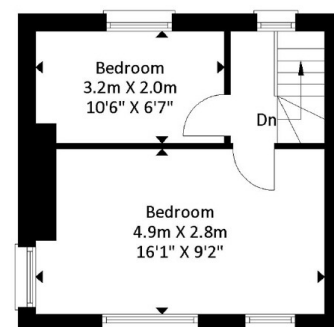
Lower Ground Floor  
Approximate Floor Area  
406.87 sq ft  
(37.80 sq m)



Ground Floor  
Approximate Floor Area  
471.45 sq ft  
(43.80 sq m)



First Floor  
Approximate Floor Area  
258.33 sq ft  
(24.00 sq m)



Second Floor  
Approximate Floor Area  
252.95 sq ft  
(23.50 sq m)

Approximate Gross Internal Area = 129.10 sq m / 1389.62 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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