

PHILLIPS & STILL



- Characterful Two Bedroom Mews Cottage
- Delightful Rear Garden
- Seven Dials Location
- FREEHOLD

Exeter Street, Brighton, BN1 5PH

Asking Price Of £375,000

Location... Location...Location They say it's all about this when it comes to searching for a property. As this unique and charming cottage style semi-detached town house is situated in the popular location of Port Hall in Seven Dials it's tucked away so you get the feeling of being in the countryside.



Property Description

Cornish Mews is one of the City's hidden gem locations. Tucked away in a private Mews this impressive semi-detached house offers the tranquility of a quiet community and the City buzz all in one. Located just off the sought after road that is Exeter Street where very little traffic passes resulting in a very peaceful & safe place to live and you could happily sit undisturbed outside your front door with a cup of coffee enjoying some sunshine in the peace a quiet you will find it hard to believe that you are right in the heart of the City as it feels so tranquil here! The seafront is just moments away, for anyone who commutes, both Brighton and Hove mainline railway are within easy reach.

Once inside your front door, the spacious rooms and bright living accommodation are sure to impress. On the ground floor is a fabulous open plan lounge and dining room, large windows filling the room with natural light large double glazed door to the back lead onto your rear "sun trap", private West facing courtyard with plenty of space for a barbecue & outdoor furniture. Both the lounge & dining room and courtyard garden are ideal spaces for entertaining family & friends as well as letting pets and kids play in. You also have a great size separate modern fitted kitchen with all integrated appliances including fridge/freezer and washing machine.

To the top floor are two double bedrooms with the master being extremely roomy with the second bedroom benefiting from built-in wardrobes.

Living here will certainly be exciting and you'll never be short of things to do. A huge variety of boutique and convenience shops, trendy cafes, restaurants, bars and pubs, supermarkets and more are at your disposal on & around Seven Dials, the hardest part will be choosing what to eat & how to amuse yourself every day!

This truly is a wonderful opportunity to buy a superb home, in the heart of Brighton, of such quality. It's sure to be snapped up quickly!



Accommodation

GROUND FLOOR

RECEPTION ROOM

16' 7" x 14' 4" (5.05m x 4.37m)

KITCHEN

9' 3" x 7' 10" (2.82m x 2.39m)

FIRST FLOOR

BEDROOM ONE

14' 4" x 7' 11" (4.37m x 2.41m)

BEDROOM TWO

8' 4" x 6' 9" (2.54m x 2.06m)

GARDEN



Picture this...

Cornish Mews, Exeter Street, Brighton, BN1

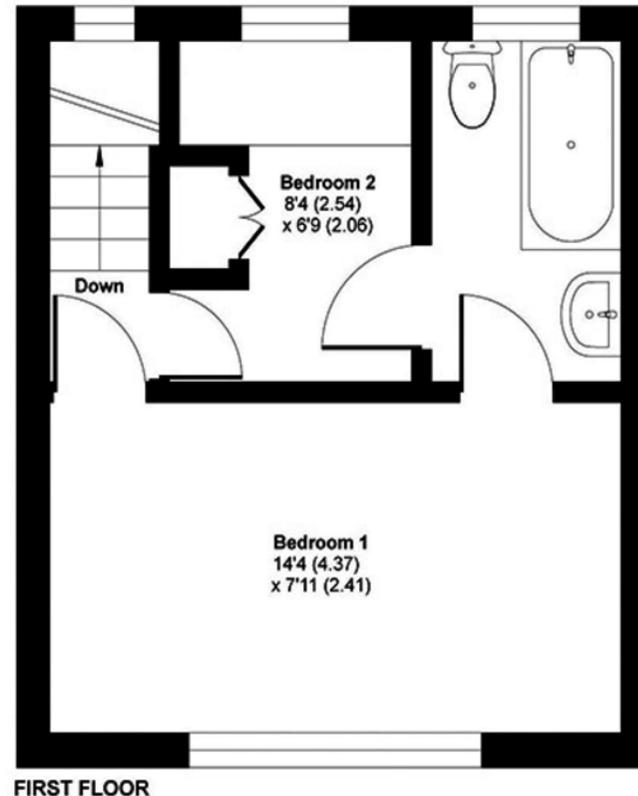
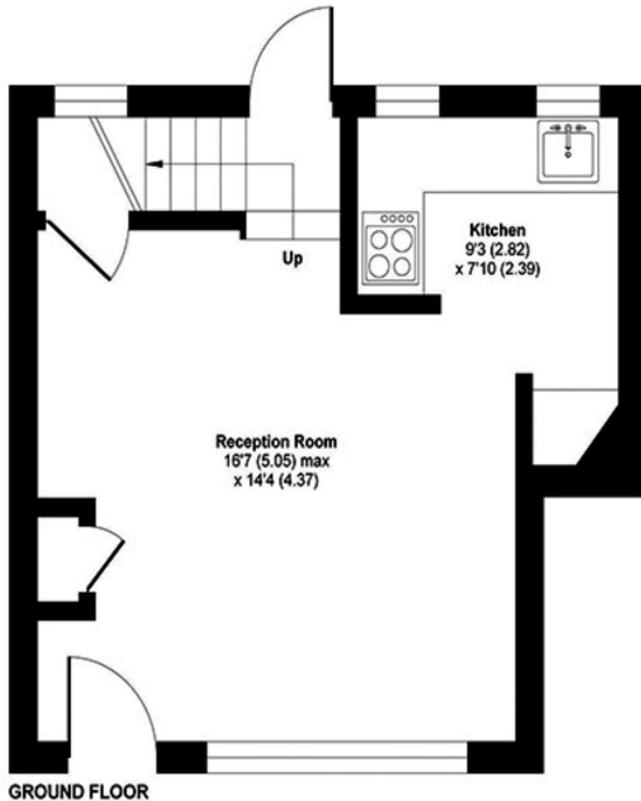
APPROX. GROSS INTERNAL FLOOR AREA 504 SQ FT 46.8 SQ METRES

Vibrant Seven Dials is one of, if not the most sought after area of central Brighton to be in! You have a whole host of trendy coffee shops, brunch spots, cafes, pubs, delicatessens and shops to choose from just a few steps from your front door!

Alternatively if you're feeling more adventurous then why not take a short stroll into town and explore the wide variety of entertainment on offer that this City is so well known for!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		

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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