



**Church Street, Brighton, BN1 3LF**  
Asking Price Of £725,000

## Church Street, Brighton, BN1 3LF

Spacious three storey, four Bedroom, end of terrace home in the Clifton Hill Conservation Area of central Brighton.

Discover the perfect home in the heart of Brighton with this beautifully presented double fronted Georgian house, Circa 1820. This versatile property offers a spacious layout with four bedrooms, two bathrooms, and two reception rooms, providing ample space for all your needs. Situated in the Clifton Hill Conservation Area, this property boasts a superb quiet yet central location. Enjoy the peace and tranquillity of leafy open views over St Nicholas Churchyard while being just a stone's throw away from the vibrant city centre. Step inside and be greeted by the entrance hall that leads to a delightful cottage kitchen, complete with all the modern amenities you need for cooking and entertaining. The 22' dual aspect through lounge is bathed in natural light and features plantation shutters on all four windows and a fireplace with a wood burning stove. There is also a useful cloakroom on this floor. The first floor comprises three bedrooms, offering plenty of space for all your needs. The bathroom features a white suite with a WC, wash basin on a vanity unit, and a bath with a shower over, ensuring utmost convenience.

The lower floor presents an exciting opportunity for a self-contained apartment, with a separate street access or an internal staircase to the house. This space includes a shower room and a kitchen/lounge area, providing immense flexibility for your personal preferences. It is perfect to supplement your income, as a granny flat/teenagers den, office space or primary bedroom suite. Outside, you'll be delighted by the private walled and gated established garden. It's the perfect oasis to enjoy some fresh air or entertain guests during warm summer evenings. Convenience is key with this property, as it is within walking distance of the seafront, Brighton railway station, high street shopping, and the eclectic delights of the North Laine. Everything you need is on the proverbial doorstep! With a total area of 1086 square feet/101 square metres, this house offers plenty of room for many differing buyers' needs. Don't miss out on the opportunity to own this stunning period property in one of Brighton's most sought-after locations.





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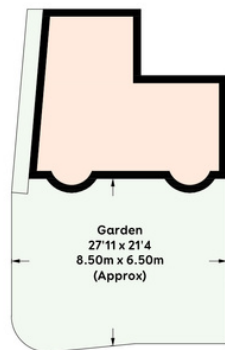
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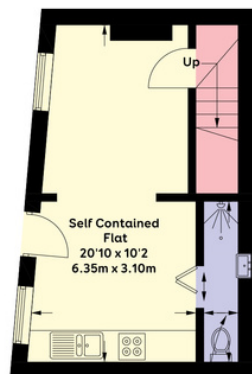


A new way of marketing property

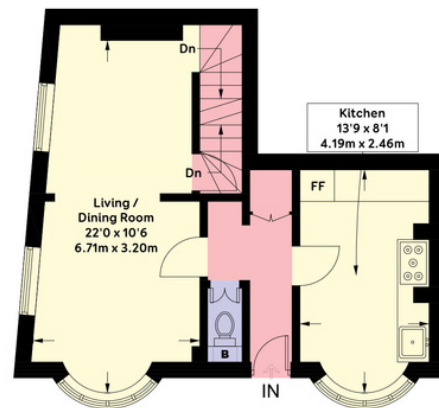
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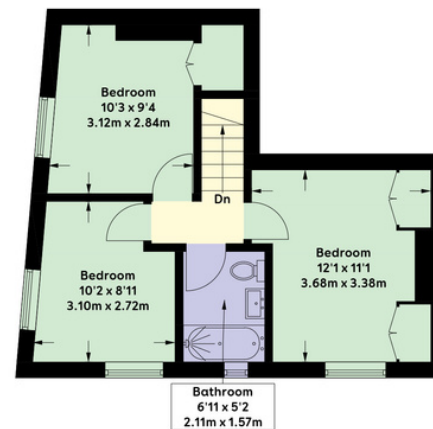
Site Plan



Lower Ground Floor  
263 sq ft / 24.4 sq m



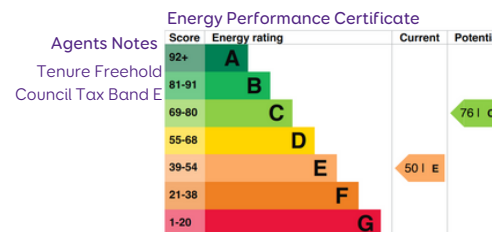
Ground Floor  
419 sq ft / 38.9 sq m



First Floor  
404 sq ft / 37.5 sq m

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA) = **1067 sqft / 99.1 sqm**  
APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA) = **1086 sqft / 100.8 sqm**

Floor plan is for illustration and identification purposes only and is not to scale.  
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.  
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).  
Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.  
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