



Kew Street, Brighton, BN1 3LG
Offers In Excess Of £625,000

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Beautifully presented modern end of terrace house with garage,
located in the West Hill conservation area of the city centre .

Welcome to this stunning two storey house located on a quiet one way street in the heart of Brighton. Situated in the sought-after West Hill conservation area, this modern end of terrace property offers a charming and stylish living space.

As you walk through the front door to the hallway, you are greeted by a light and spacious lounge with a bow window, boasting wood block flooring that adds warmth and character. Double doors open up to the kitchen dining room, providing a seamless flow between the two spaces. The kitchen area features a contemporary styled kitchen with ample cupboards for storage, wood block work surface. The adjoining dining area has room for a table and chairs and a window that over looks the rear patio garden.

The ground floor also includes a separate utility area, with a door leading out to the patio garden. There is also a cloakroom, adding convenience to your daily routine.

Upstairs, the main bedroom charms with a range of built-in wardrobes and patio doors leading to a Juliet balcony. Enjoy rooftop views across central Brighton and let natural light fill the room. The second double bedroom offers a comfortable space for guests, children or a home office.

The bathroom is tastefully designed, featuring a wash basin on a vanity unit, a WC with concealed cistern, and a bath with a mixer tap/shower attachment, glass shower screen. A frosted glass window allows privacy while allowing light to flood in.

Step outside to a delightful west-facing patio garden, perfect for relaxing or entertaining. The secluded side patio area provides an additional spot for you to unwind or dine outside. There is gated access to the en-bloc garage to the rear, offering secure parking for your vehicle or storage space. Furthermore, residents of Kew Street can enjoy a communal garden, complete with lush lawns and hedges, ideal for socializing or enjoying some fresh air.

This property is beautifully presented throughout, featuring double glazed windows and central heating to keep you comfortable year-round. With approximately 852 square feet (79.2 square meters) of living space, there is plenty of room to create a home that suits your needs.

Situated just a short walk away from Brighton railway station and the vibrant North Laine, you'll have easy access to high street shopping, a variety of shops, bars, cafes, restaurants, and entertainment venues. This prime location strikes the perfect balance between central convenience and quiet tranquillity.





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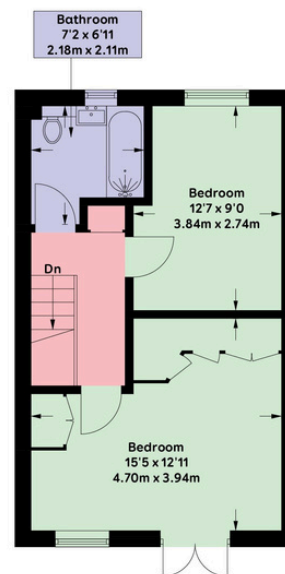
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Garage
133 sq Ft / 12.4 sq m
(Not shown in actual location / orientation)

Ground Floor
458 sq ft / 42.6 sq m



First Floor
397 sq ft / 36.9 sq m

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING GARAGE / LIMITED USE AREA) = **852 sqft / 79.2 sqm**

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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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Agents Notes
Tenure Freehold
Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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