



**Blenheim Place, Brighton, BN1 4AE**  
Asking Price Of £765,000



# Blenheim Place, Brighton, BN1 4AE

This lovely Victorian terraced house offers a spacious open plan living area, a patio & roof terrace, and a separate entrance to a spacious lower floor studio.

Blenheim Place, a hidden gem nestled in the heart of Brighton's North Laine conservation area. This superb three-storey Victorian terraced house offers a versatile and well-presented living space, perfect for professionals, families, or anyone seeking a unique home in an unbeatable location.

As you step into the property, you are greeted by a 23' open plan living area, complete with an elegant feature fireplace and wooden flooring. The south facing bow window at the front floods the room with natural light, while French doors at the rear open to a patio garden. Built-in cupboards and shelving provide ample storage space.

Adjacent to the living area, you'll find a hand built freestyle kitchen area with oak fronted cabinets and work surface. This well-appointed space also features a window and a door leading to the lovely patio garden, creating a seamless indoor-outdoor flow. A door from the kitchen area leads to a bathroom with a modern white suite, offering convenience and functionality.

On the first floor, discover two generously sized double bedrooms. The bedroom at the front comes complete with built-in wardrobes, providing plenty of storage. Meanwhile, the second double bedroom is at the rear of the property. A door from the landing area leads to a roof terrace, where you can enjoy a quiet moment or entertain friends.

The lower floor of this impressive property offers a spacious open plan area with its own separate street entrance. This versatile space is perfect for a variety of purposes, whether you desire a self-contained Airbnb unit, an office space, or a granny flat. It features a galley kitchen with white fronted units, built in appliances and a side return sink and utility area under a glass roof. A brand new fully tiled shower room with an Aqualisa power shower and stained glass windows salvaged from The London Coliseum Theatre adding a touch of style and glamour. A door opens up onto a small lightwell bringing light and fresh air into the whole unit. There are internal stairs connecting all three floors.

One of the greatest advantages of living in this magnificent house is its prime location. Situated within walking distance of Brighton station, you'll enjoy excellent transport links that connect you to other parts of the city and beyond. The bustling high street with its eclectic mix of shops and boutiques is just a stone's throw away. For those seeking relaxation, the beautiful seafront is also within walking distance, offering stunning views and a peaceful escape from the daily grind. In addition, the neighbourhood is home to numerous bars, cafes, and restaurants, providing endless options for entertainment and dining.

This exceptional property spans an impressive 1281 square feet (or 119 square meters), providing an abundance of space for comfortable living. With its design, versatile layout, and unbeatable location, this house truly suits a variety of lifestyles.









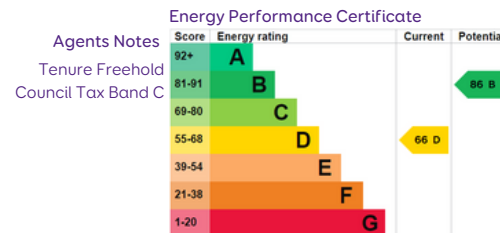
**Lower Ground Floor**  
489 sq ft / 45.4 sq m

**Raised Ground Floor**  
457 sq ft / 42.5 sq m

**First Floor**  
335 sq ft / 31.1 sq m

APPROXIMATE GROSS INTERNAL AREA = **1281 sqft / 119.0 sqm**

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