



Port Hall Street, Brighton, BN1 5PJ
Offers In The Region Of £400,000

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This two-storey period property offers immense potential to create your ideal home, located in a superb residential location.

Discover the untapped potential of this charming two bedroom house situated in the desirable residential area of Port Hall. This period property, boasting a bay front and two storeys, is set back slightly from the street, providing a peaceful ambiance. With a small patio garden area and a path leading to the front door, this home exudes a welcoming charm right from the curb.

Step through the part-glazed front door into the hallway adorned with corbels, setting the tone for the property's character and period features. To your left, the lounge awaits, featuring a beautiful bay window with three sash windows that flood the room with natural light. The lounge offers a cosy space to unwind after a long day, making it the perfect spot to relax. Additionally, a conveniently located cloakroom is found on the this level, enhancing the functionality of the ground floor.

Adjacent to the lounge, the kitchen presents ample space for a dining table and chairs - the ideal setting for family meals or entertaining friends. From the kitchen, access the patio garden, providing an outdoor retreat where you can soak up the sun or enjoy a cup of coffee.

Make your way to the first floor, greeted by a landing illuminated by a window and a built-in cupboard, offering convenient storage solutions. This level comprises two generously sized double bedrooms, providing comfortable space. The bathroom, also located on this floor, benefits from a window.

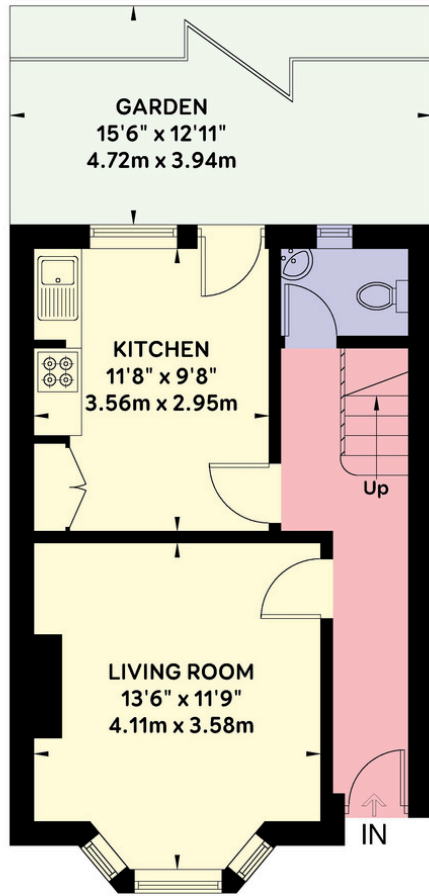
Step outside into the rear walled patio garden, a tranquil sanctuary where you can escape the hustle and bustle of city life. This outdoor retreat also features a built-in storage cupboard, providing ample space to stow away garden essentials and keep the area tidy.

While this property requires full refurbishment, it presents an exciting opportunity for those with vision and a keen eye for design. Envision your dream home taking shape within these walls, tailored to suit your personal style and preferences. This house offers the chance to create a truly bespoke and remarkable living space that meets all your aspirations.

Situated within walking distance of the picturesque Dyke Road Park, you can enjoy the delightful open-air theatre, grab a bite at the cafe, or unwind amidst the natural beauty. Brighton's city centre, as well as Brighton Station and Preston Park stations, are all conveniently within walking distance, ensuring effortless commuting and easy access to all amenities.

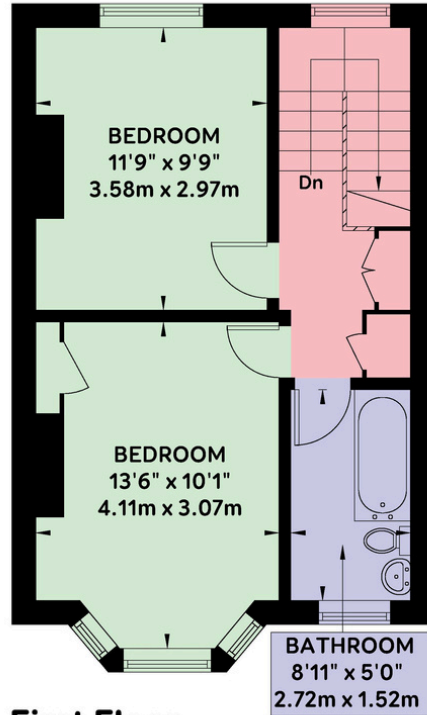
Available with no onward chain, this property spans 746 square feet/69.4 square metres, promising space for comfortable living. Don't miss this incredible opportunity to transform this period property into your perfect home.





Ground Floor
34.5 sq m / 371 sq ft

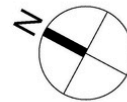
APPROXIMATE GROSS INTERNAL AREA = 69.4 sq m / 746 sq ft



First Floor
34.9 sq m / 375 sq ft

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).

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Agents Notes
Tenure Freehold
Council Tax Band C

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	11 G	



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