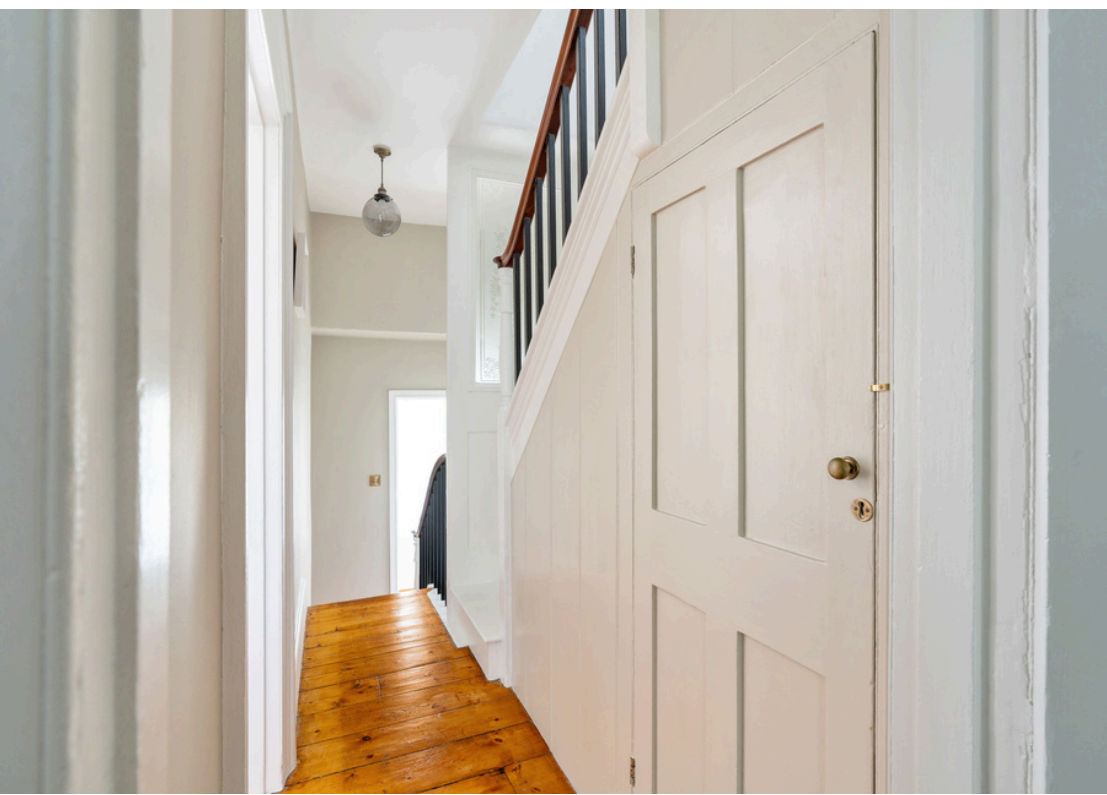




Pelham Square, Brighton, BN1 4ET

Asking Price £775,000



Pelham Square, Brighton, BN1 4ET

- Beautifully presented Grade II listed property with period features throughout
- Located in central Brighton
- Through lounge/dining room with access to rear garden
- Cast iron fireplace with marble mantle
- Modern fitted kitchen with access to rear garden
- Three double bedrooms and family bathroom
- South facing rear garden
- North Laine location
- 1,011 Sq.ft

The Property

Situated in the sought-after North Laine area of central Brighton, this beautifully presented Grade II listed property with period features throughout offers the perfect blend of character and modern living. With three double bedrooms, a stylishly updated kitchen, and a south-facing rear garden, this property promises both comfort and convenience across its 1,011 square feet of living space.

Upon entering the home, you are greeted by a welcoming hallway that leads to a spacious through lounge and dining room. This versatile reception area benefits from an abundance of natural light thanks to its large windows, creating a warm and inviting atmosphere. The room is ideally suited for both relaxation and entertaining. French doors at the rear provide views over the garden, enhancing the indoor-outdoor flow.







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The modern fitted kitchen, also located on the ground floor, features sleek cabinetry, granite worktops and high-quality integrated appliances. Designed with practicality in mind, it offers ample workspace for cooking and storage. The kitchen also allows direct access to the south-facing rear garden, making al fresco dining and summer gatherings a breeze.

Upstairs, the property boasts three generously sized double bedrooms, each tastefully decorated and providing plenty of space for wardrobes and personal furnishings. The family bathroom is well-appointed with contemporary fixtures and fittings, offering both a bath and shower to suit all preferences.

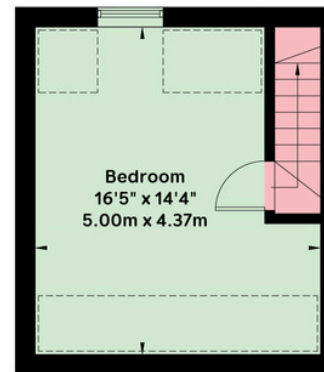
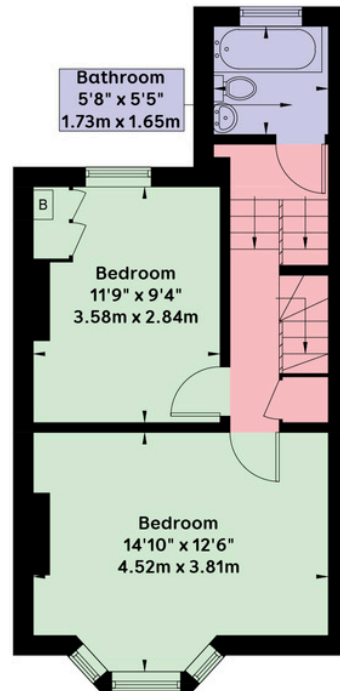
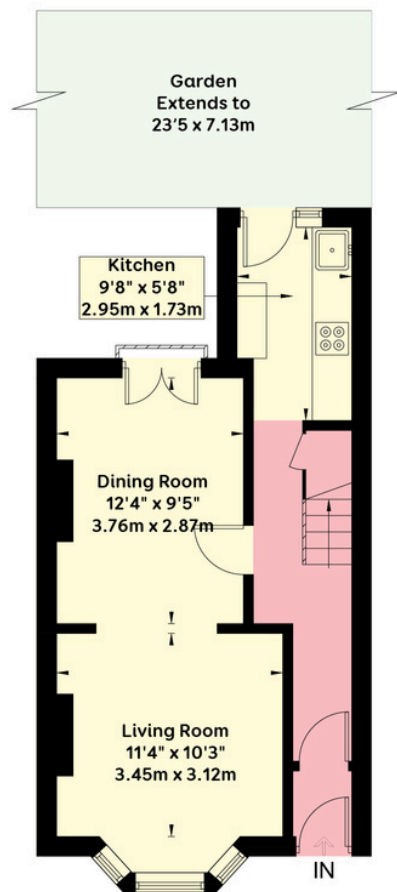
One of the standout features of this home is its south-facing rear garden, bathed in sunlight throughout the day. Well-maintained and featuring mature shrubs and patio area, the garden offers a private oasis in the heart of the city. Whether you're enjoying a quiet morning coffee or hosting friends, this outdoor space is sure to impress.

The Location

Located on the only garden square in Brighton's North Laine - Pelham Square - this property enjoys an enviable position within one of the city's most vibrant districts. Known for its eclectic mix of independent shops, cafés, and cultural attractions, the area embodies the city's unique charm and energy. Brighton Station is also just a short walk away, offering excellent transport links to London and beyond.

Overall, this property presents a rare opportunity to own a spacious period home in one of Brighton's most desirable locations.





APPROXIMATE GROSS INTERNAL AREA = 94.1 sq m / 1011 sq ft
INCLUDING LIMITED USE AREA OF = 6.4 sq m / 68 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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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents Notes

Tenure - 99 Year Share of Freehold (From 2004)
Ground Rent - £0
Service Charge - 25% paid owner & 75% paid by Freeholder split
Council Tax Band - C



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.



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