



Oakley

Your Sussex Property Expert



udio 16
PILATES

16

17

Circus Street, Brighton - £595,000

A Home with a City Pulse

Welcome to Circus Street, a thoughtfully designed two bedroom new home with a balcony situated in one of the city centres newest neighbourhoods.

Tucked into one of Brighton's most dynamic and creative quarters, this individual, newly built two-bedroom terraced house blends flexibility, contemporary design, and city-centre convenience. Laid out over three thoughtfully arranged floors, it offers a fresh take on modern urban. With flexible spaces, bold design details, and Brighton's energy right on your doorstep, this is a home designed for the way you live now.


The house opens into a bright, practical hallway leading to the second bedroom, a versatile space that invites imagination. Whether it becomes a calming guest room, a creative home office, or even the base for a small business (subject to necessary consents), it's a room with possibility. The bathroom makes an impression with its brushed gold accents, Art Deco-inspired lighting and deep oval bath, perfect for winding down after a long day. There's also discreet plumbing in place for a washing machine, neatly integrating utility into everyday comfort.

Quietly tucked away, it's a city home with soul

The house has been beautifully crafted, boasting stylish interiors and flexible living areas

Upstairs, the living, kitchen and dining areas are arranged across one open, sociable space. A wall of full-height windows bathes the room in natural light, with an inset, glass-fronted balcony offering a peaceful perch above the bustle below. The herringbone, wood effect flooring gives a warm texture underfoot, while the sleek matte black and gold kitchen, with its Silestone quartz worktops, integrated Bosch appliances, and a pantry cupboard, creates a confident, stylish backdrop for daily life, whether that's cooking supper, catching up with friends or setting up your laptop at the dining table.





Indulge in long baths
or energising showers
with hotel-style
fittings and on-trend
finishes throughout

From the herringbone,
wood effect flooring to
the brushed gold taps,
every detail is confident
and considered

Spread over multiple levels, the townhouse features a bright open-plan living space, generous bedrooms, and sleek modern bathrooms.

On the top floor, the principal bedroom is calm and elevated, both in position and feel. With a Juliet balcony, fitted wardrobes/shelving, and neutral carpet underfoot, it's a soft, private retreat.



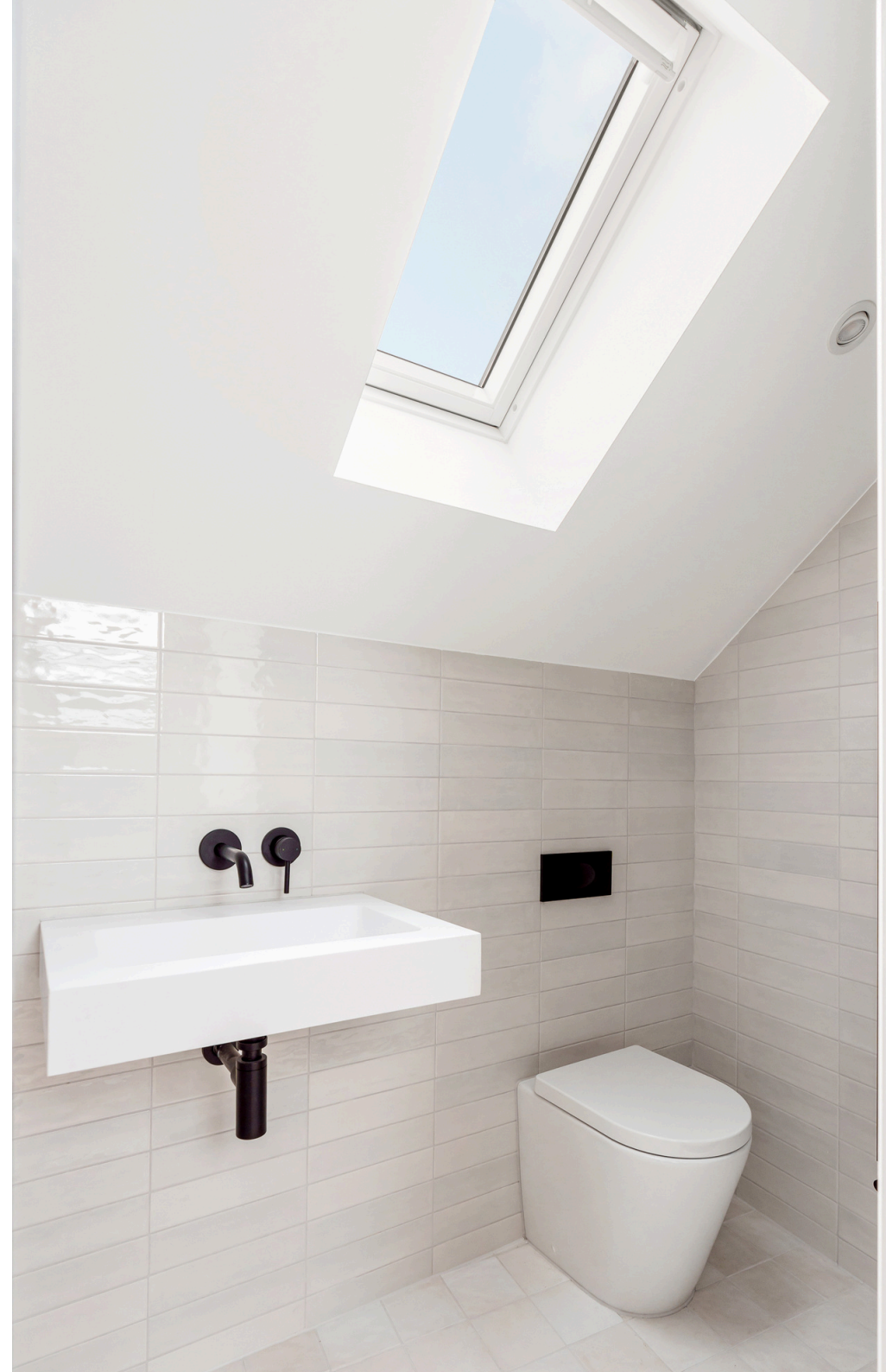


Embrace a low-maintenance, contemporary lifestyle in the heart of the city

Benefit from the peace of mind of a 10-year new homes warranty

Enjoy a natural flow between indoors and out,
from the private balcony to nearby parks and
gardens.

The adjacent shower room features a walk-in enclosure
with vertical feature tiles, matte black fittings and a
rainwater shower. Rotating Velux windows bring in both
morning light and the fresh sea breeze, making this
level a true sanctuary.





Expansive windows
ensure rooms are
light-filled and airy



Cook, entertain, and unwind in the spacious, open-plan living space that flows out to a glass-balustraded balcony

Specification

Kitchen

- German-made, handleless kitchen in black satin with brushed gold rail
- Light wood effect wall cabinets with undercabinet lighting
- Silestone Quartz "White Arabesque" worktops and splashback
- Integrated Bosch appliances including; electric oven with induction hob, fridge freezer, and slimline dishwasher
- Undermounted sink with brushed gold tap and pullout hose
- Pantry cupboard

Flooring

- Wood effect, herringbone-laid flooring to the open plan living area and ground floor
- Neutral carpet to the main bedroom and stairs
- Large format, marble effect tiling to the bathroom
- Square porcelain floor tiling to the shower room

Shower Room

- Black brassware including heated towel rail
- White subway tiles to walls and feature vertical tiles to shower enclosure
- Walk in shower with glass door and rainwater shower

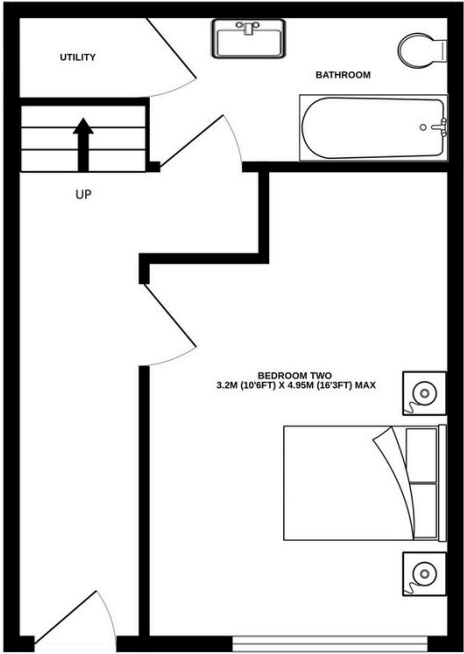
Bathroom

- Brushed gold brassware including heated towel rail
- Square edged sink with feature mirror and art deco style wall lights above, and wood effect vanity unit below.
- Oval bath with rainwater shower over
- Plumbing for washing machine

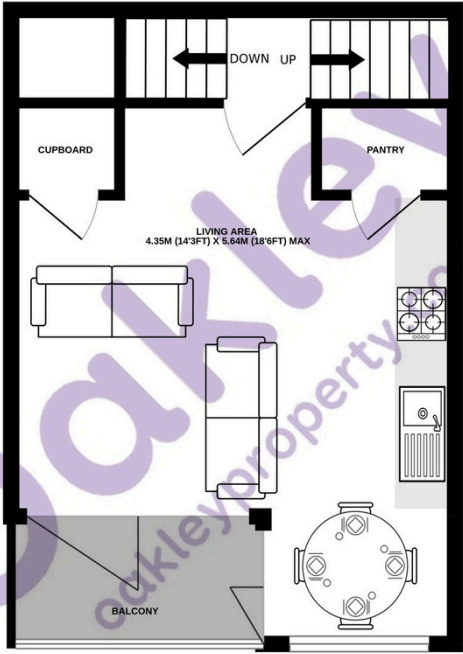
Features

- Inset paved balcony with glass balustrade and outside light to living area Juliet balcony to principal bedroom
- Juliet balcony to principal bedroom
- Fitted wardrobes/shelving to principal bedroom
- Double glazed windows
- Rotating Velux windows to the top floor
- Gas central heating
- 10 year new homes warranty

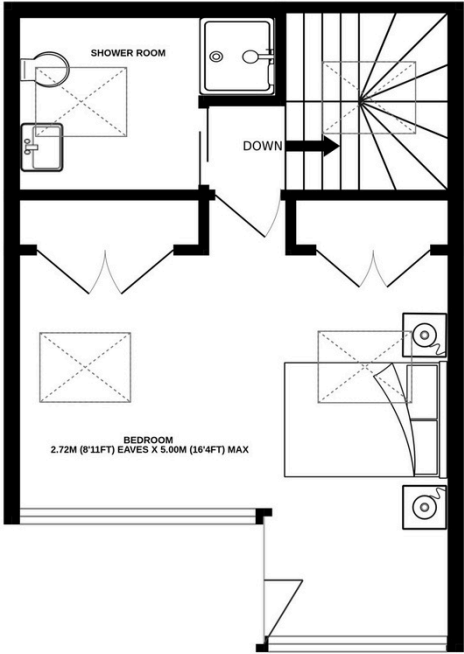
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA : 915sq.ft. (85.0 sq.m.) approx.
Made with Metropix ©2025





Location

Circus Street sits in central Brighton, a connected and vibrant neighbourhood, perfectly placed for work, play and everything in between. Brighton Station is just a short walk away, ideal for London commuters or weekend escapes. Frequent bus routes pass close by, making it simple to reach both of Brighton's universities, head west to Hove and Portslade, or east toward the Marina and the coast-hugging villages of Rottingdean and Saltdean.

You're surrounded by green pockets too: stroll to the elegant Pavilion Gardens to enjoy lunch, or the central Victoria Gardens, just moments from your door. Cultural life thrives all year round here, from the renowned Brighton Festival in May to the bustling Christmas lights and seasonal markets.

Shoppers and food lovers will feel right at home, browse the independent boutiques of The Lanes, or head to central Brighton for high street staples. Locally, the neighbourhood is packed with one-offs: pick up coffee and smoothies at Trading Post Coffee Roasters, enjoy Italian-inspired sharing plates at Tutto, or meet friends at Redroaster for brunch with a buzz.

Local amenities

Living at Circus Street means being at the centre of it all, yet with a peaceful, private home to return to at the end of the day.

For something stronger, try craft cocktails at Twisted Lemon, or relaxed drinks at Dead Wax Social. Next door, you'll find Studio 16 Pilates, a calm, contemporary space for strengthening both body and mind, and FUMI, one of Brighton's most acclaimed Japanese restaurants, known for its elegant sushi and seasonal small plates.

Train times

Brighton to Hove	4 minutes
Brighton to London Bridge	68 minutes
Brighton to London Victoria	60 minutes
Brighton to Gatwick	30 minutes





circus
street



Sole agent

Oakley Property New Homes

The Property Works

30-31 Foundry Street

Brighton, BN1 4AT

T: 01273 688881

E: brighton@oakleyproperty.com

W: oakleyproperty.com

Oakley Property and their agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Oakley Property have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract. please refer to sales Advisors for further details.