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3.2
AREA

24
DOWN TERRACE

25

PRINCES
TERRACE

Princes Terrace, BN2

£550,000-£575,000

INTRODUCING

Princes Terrace, BN2

3 Bedrooms | 1 Bathroom | 2 Reception Rooms | 1073 Sq Ft | West facing garden with conservatory | Chain Free

Nestled on the tranquil Princes Terrace, this charming three-bedroom Victorian townhouse offers a superb opportunity for those seeking a characterful home with significant potential. This property, available for sale and offered chain free, is ideally situated on a quiet residential street, yet remains conveniently close to the vibrant amenities and seafront attractions of Kemptown.

Upon entering, you are greeted by a welcoming hallway that leads to two distinct reception rooms. The living room provides a comfortable space for relaxation, while the separate dining room is perfect for entertaining guests or enjoying family meals. These versatile spaces retain much of their original Victorian charm, offering a canvas for a new owner to infuse their personal style.

The kitchen, located towards the rear of the property, offers practical functionality and direct access to the conservatory. This bright and airy conservatory provides an additional flexible living area, ideal for a breakfast room, a quiet reading nook, or simply enjoying views of the garden throughout the year. It seamlessly connects the interior living spaces with the outdoor environment.

One of the standout features of this property is its delightful west-facing garden. This private outdoor space benefits from ample afternoon and evening sunshine, making it perfect for al fresco dining, gardening, or simply unwinding after a long day. The orientation ensures a bright and inviting atmosphere for outdoor enjoyment.

Ascending to the first floor, you will find three well-proportioned bedrooms, providing comfortable accommodation for families or professionals. A family bathroom serves these bedrooms, completing the upstairs layout. The property retains many period features, adding to its inherent character and appeal.





A significant advantage of this Victorian townhouse is the huge potential it offers for extension into the loft space. Subject to obtaining the necessary planning consents, this could provide additional bedrooms, a master suite, or further living accommodation, significantly enhancing the property's value and versatility. This presents an exciting opportunity for customisation and growth.

Princes Terrace is renowned for its peaceful atmosphere and strong community feel, making it a highly desirable location. Its proximity to Kempdown means residents can easily access a diverse range of independent shops, cafes, restaurants, and local services. Excellent transport links are also within easy reach, providing convenient access to Brighton city centre and beyond.

This property represents an exceptional opportunity to acquire a period home in a sought-after location, offering both immediate comfort and considerable scope for future enhancement. With its chain-free status, the path to ownership is made simpler, allowing for a smoother transaction. Early viewing is highly recommended to fully appreciate the potential and charm this Victorian townhouse has to offer.









ASTON
VAUGHAN

Education

Primary: St Luke's Primary, Queen's Park Primary

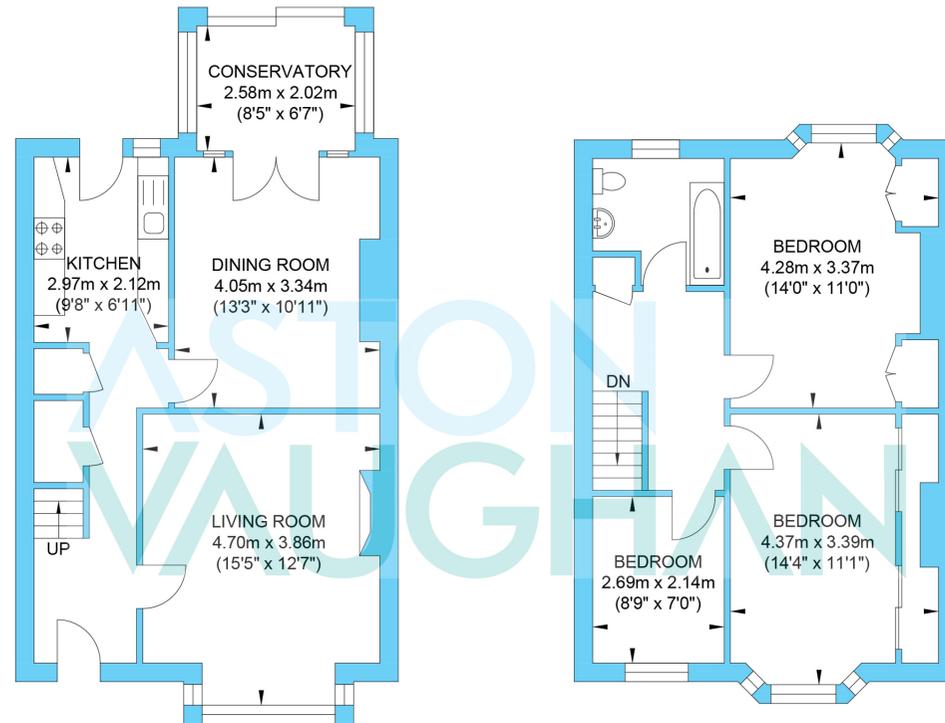
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and Prep. Roedean

Good To Know

Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts which are an easy walk from this spacious home. The beach is a short walk from here, now hosting Sea Lanes outdoor swimming pool and nearby is Soho House's 'Brighton Beach House' and it's just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including the award-winning Brighton College. The law courts and Amex are within reach as is the Marina with its health club, cinemas, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It's also close to several bus routes serving the city centre, coast and Brighton Station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far, and this permit zone has no waiting list.

Princes Terrace



Ground Floor
Approximate Floor Area
569.84 sq ft
(52.94 sq m)

First Floor
Approximate Floor Area
503.53 sq ft
(46.78 sq m)

Approximate Gross Internal Area = 99.72 sq m / 1073.37 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

ASTON
WAUGHAN