

31 Western Street

Brighton BN1 2PG

Offers in Excess of: £725,000
Freehold

- STUNNING PERIOD PROPERTY
- THREE BEDROOMS
- THREE SHOWER/BATHROOMS
- KITCHEN/DINING ROOM

- LIVING ROOM
- DESIRABLE LOCATION
- NO ONWARD CHAIN
- PRESENTED IN BEAUTIFUL ORDER

Whitlock and Heaps are delighted to bring to market this stunning period property that is bought to market in beautiful order throughout with a delightful open plan kitchen/dining room and separate living room to the ground floor. The three bedrooms are arranged over two floors with an ensuite shower room, separate bathroom and shower room. Situated in this desirable location within a few minutes walk of Brighton seafront. An array of eateries, cafes and shopping facilities the Brighton has to offer are in a short walk with Brighton and Hove mainline stations being within easy reach.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM Double aspect, log burner, radiator.

LOWER GROUND FLOOR

KITCHEN/DINING ROOM Excellently fitted and incorporating Butler sink with mixer tap, adjacent worksurface with range of cupboards and drawers under, space for gas range cooker, integrated fridge, freezer and dishwasher, feature fireplace, radiator.

SHOWER ROOM Comprising walk in shower, wash hand basin, low level w.c, radiator and towel rail, tiled walls, cupboard with plumbing for washing machine.

FIRST FLOOR

LANDING Sash window, radiator, tiled floor.

BEDROOM 1 Full height sash bay window opening onto the balcony and offering a sea view, secondary glazing, feature fireplace, radiator.

BATHROOM Comprising free standing bath with separate walk in shower, wash hand basin, heated ladder style towel rail, tiled floor.

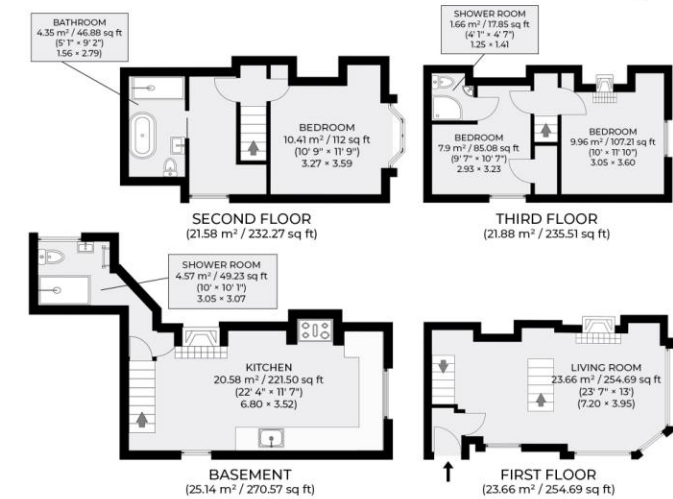
TOP FLOOR

BEDROOM 2 Sash window with secondary glazing, feature fireplace, radiator.

ENSUITE SHOWER ROOM Comprising walk in shower, wash hand basin, low level w.c, tiled walls.

BEDROOM 3 Sash window with secondary glazing, feature fireplace, radiator.

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APPROXIMATE GROSS INTERNAL AREA: 93.4 sq m / 1006 sq ft



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 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. Measurements are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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