

PHILLIPS & STILL



## Victoria Street, Brighton, BN1 3FP

- An Exquisite Mid Terrace Victorian House
- Beautifully Presented & Impeccably Maintained Throughout
- Three Double Bedrooms
- Two Reception Rooms
- Wealth Of Period Features

Offers In Excess Of £875,000

- Spectacular Kitchen / Breakfast Room With Glass Vaulted Ceiling
- Private West Facing Rear Garden
- Stunning Montpelier & Clifton Hill Conservation Area
- Close To Western Road, Seafront & Brighton Mainline Station





## Property Description

Victoria Street forms part of the highly desirable & widely admired Montpelier and Clifton Hill conservation area in the heart of central Brighton. Built in the mid-19th century, the Clifton Hill area is characterised by the attractive & distinctive stucco-clad houses and villas only a short walk from Brighton main line station providing North bound commuter links with London & Gatwick. Clifton Hill is not just an area but also a community with renowned schools catering for all age groups within walking distance making it ideally placed for anyone with children or looking to start a family.

Our famous seafront and promenade are also just a short stroll away as well as vibrant Western Road where you'll find an excellent array of nightlife, a wide selection of trendy restaurants, cafes, bars and public houses and a good choice of convenience shops & supermarkets including Waitrose & Taj.

The house is beautifully presented & has been immaculately maintained throughout to a very high standard by its current owners with stunning attention to detail and contemporary décor whilst still incorporating so many period features & character. You will be utterly charmed from the moment you see the house as you enter through a gated & railing enclosed front garden and make your way to front door...

Starting on the ground floor, accommodation comprises of entrance hall, a luxurious bay fronted lounge and dining room, both with feature fireplaces and leading to the spectacular & spacious kitchen / breakfast room with a glass roof. The kitchen boasts extensive units and high specification integrated appliances as well as ample space for a table & chairs making it an impressive place to entertain as well as spend time together cooking & sitting down for meals. As you have eating space in here, the second reception room could be a library or study rather than a dining room - what a fabulous option to have! You also have direct access from the entrance hall into the kitchen as well as through the lounge.



To the first floor, at the rear you find the smallest of the three double bedrooms that overlooks the rear garden. Between bedrooms two & three you have a lavish shower room with Japanese W.C. Bedroom two also has a peaceful rear outlook over the glass vaulted ceiling of the kitchen / breakfast room and rear garden. The master bedroom to the front is bay fronted and a particularly generous size benefitting from colonial shutters as do all the bedrooms.

Doors from the kitchen / breakfast room open onto the wonderful private & secluded West facing paved rear garden. With plenty of space for outdoor furniture, plants & shrubs if desired, and sunshine into the early evening, this serene outdoor area is the perfect setting for a spot of sunbathing, alfresco dining, your morning coffee, that after work evening pre-prandial and of course summer garden parties. It is also a safe and secure space for children and pets to play out in.



# Accommodation

## GROUND FLOOR

ENTRANCE HALL

LOUNGE & DINING ROOM  
25' 1" x 11' 3" (7.65m x 3.43m)  
Each with a feature fireplace

KITCHEN / BREAKFAST ROOM  
15' 0" x 13' 10" (4.57m x 4.22m)  
With vaulted glass ceiling

## FIRST FLOOR

LANDING

BEDROOM THREE / OFFICE  
9' 8" x 9' 0" (2.95m x 2.74m)

SHOWER ROOM

BEDROOM TWO  
12' 2" x 9' 5" (3.71m x 2.87m)

BEDROOM ONE  
15' 1" x 12' 5" (4.6m x 3.78m)

## OUTSIDE

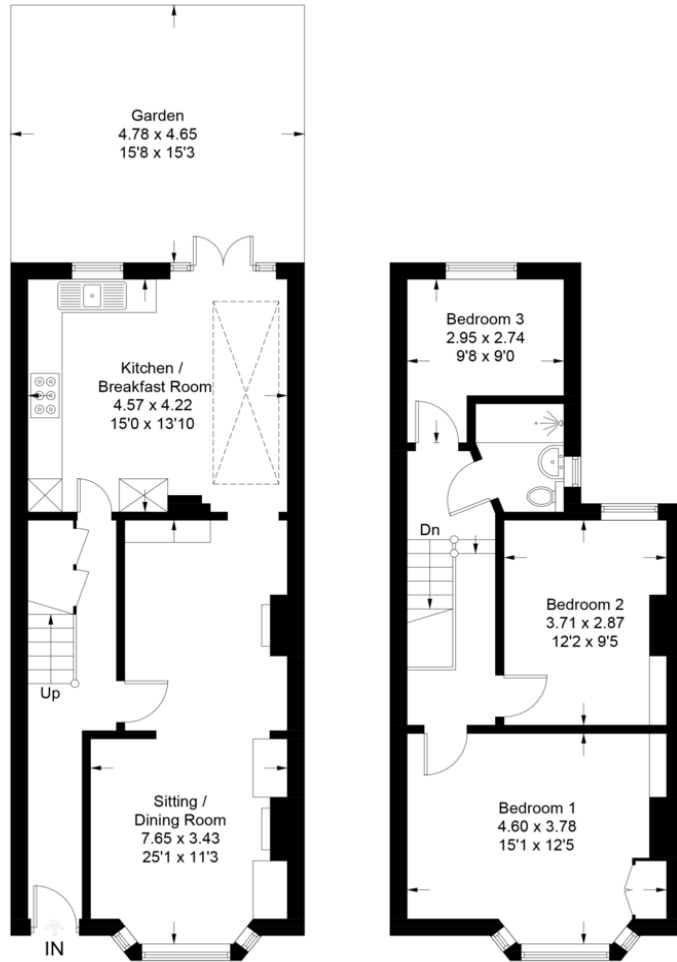
PRIVATE WEST FACING REAR GARDEN

GATED FRONT GARDEN



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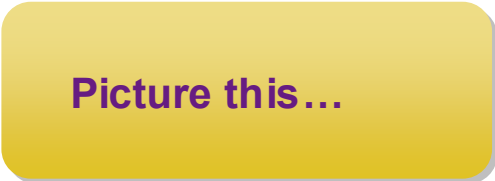
Approximate Gross Internal Area = 99.5 sq m / 1071 sq ft



**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2023



**Picture this...**

What better way is there to enjoy your weekend than taking a short walk along to the City Centre and choosing from the wide range of fantastic restaurants & bars that are the best this City has to offer!

And on those long summer days you have the choice of enjoying your own private outside space or venturing out to Brighton & Hove's famous seafront to enjoy a leisurely stroll with an ice cream!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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