

PHILLIPS & STILL



Vernon Terrace, Brighton, BN1 3JG

- A Magnificent Second Floor Period Conversion
- Two Double Bedrooms
- Bay Fronted 20ft Sitting Room With Views Over Montpelier Crescent Gardens
- Separate Kitchen

Guide Price of £400,000 - £425,000

- High Ceilings, Original Floorboards & Period Features Throughout
- Brighton Mainline Station & Seafront Within Short Walk
- Share Of Freehold & No Onward Chain
- Sought After Location Moments From Seven Dials & Close To Western Road



Property Description

This magnificent period mansion property is nestled between trendy Seven Dials and the hustle & bustle of Western Road both offering a huge variety of coffee shops, bars, restaurants, delicatessens, boutique & convenience shops, supermarkets, gyms and more! Our famous seafront is also just a few minutes walk away so you'll never be short of things to do here and for anyone who commutes, Brighton mainline railway station is very close by if you're looking to shave time off that daily journey to work & back!

Upon stepping inside, you will be very pleased by the high ceilings, wealth of character & size and brightness of all rooms. The versatile living accommodation comprises of entrance hall, an impressive bay fronted lounge / diner with a beautiful feature fireplace and gorgeous views over Montpelier Crescent gardens, and a separate kitchen.

Moving towards the rear of the property you have the bathroom and the master bedroom, a large double with a peaceful rear outlook. Steps take you down to the second double bedroom, another fantastic double with a door opening onto the fire escape / balcony.

Other features of this wonderful property include original wooden floorboards, a wealth of built-in storage, a share of the Freehold and no onward chain. It will make an idyllic first home, brilliant buy to let investment or the perfect holiday / second property moments from the sea! Living here would certainly be very exciting and you would be sure to experience Brighton & Hove's famous cosmopolitan atmosphere to the full. Viewings are an absolute must!



Accommodation

SECOND FLOOR

ENTRANCE HALL

BAY FRONTED SITTING ROOM
20' 5" x 14' 10" (6.22m x 4.52m)

SEPARATE KITCHEN
12' 2" x 7' 7" (3.71m x 2.31m)

BATHROOM

BEDROOM ONE
11' 10" x 10' 10" (3.61m x 3.3m)

Steps from entrance hall down to:

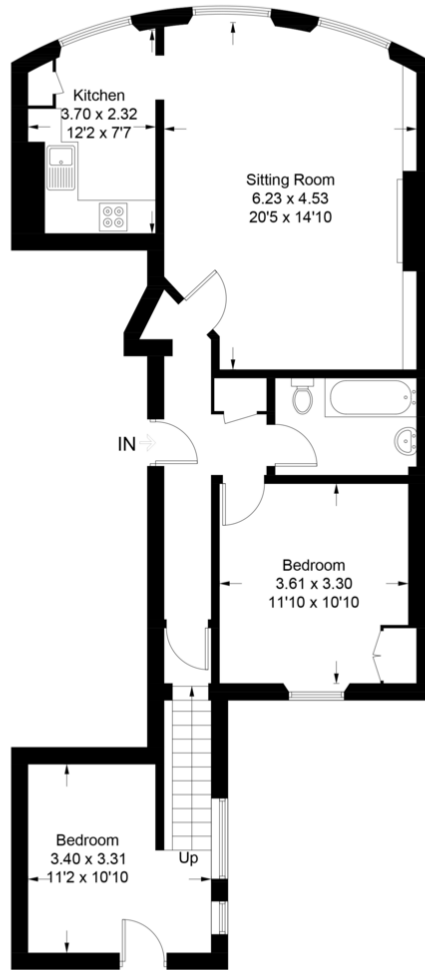
BEDROOM TWO
11' 2" x 10' 10" (3.4m x 3.3m)

With door onto rear fire escape /
balcony



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Approximate Gross Internal Area = 75.1 sq m / 808 sq ft



Second Floor

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

Picture this...

Why not take a short evening stroll into town and really soak up Brighton & Hove's famous atmosphere by exploring around the wide range of bars, restaurants and shops on offer. This City really is known for its' entertainment and vibrant lifestyle!

And come summer, you have Montpelier Crescent Gardens just outside your front door or the very nearby seafront to choose from when fancying a little relaxation in the sunshine!

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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