

PHILLIPS & STILL



- A Magnificent Four Storey Mid Terrace Period Home
- 4/5 Bedrooms
- 4 Bathrooms/Shower Rooms
- Front & Rear Patio area
- Chain Free

Sillwood Road, Brighton, BN1 2LF

Guide Price £1,000,000 - £1,100,000

A Delightful Four Storey 4/5 Bedroom Period Home | Guide Price £1,000,000 - £1,100,000 | This wonderfully spacious, light and character-filled period house has been well maintained and offers vast, versatile living accommodation over four floors and has two patio areas. Viewings are an absolute must!



Property Description

This magnificent and very generously proportioned mid terrace period home offers spacious & versatile living accommodation over four storeys and is located in one of central Brighton's most sought after addresses. Sillwood Road is a one-way residential street known for its' wonderful period architecture and amazingly vibrant & convenient location just off Western Road and a few minutes' walk from our famous seafront. Waitrose is close by and both Hove & Brighton mainline railway stations are within easy reach for any commuters.

The house has been well maintained throughout by its current owners and it offers versatile accommodation throughout, it is very much open to interpretation to suit your needs and lifestyle.

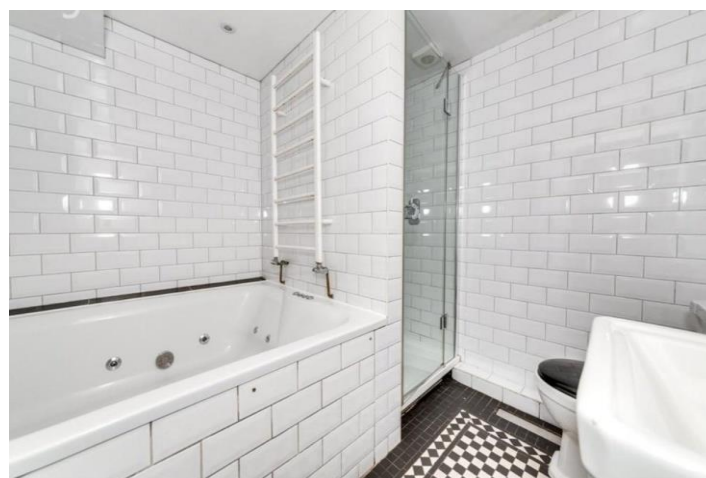
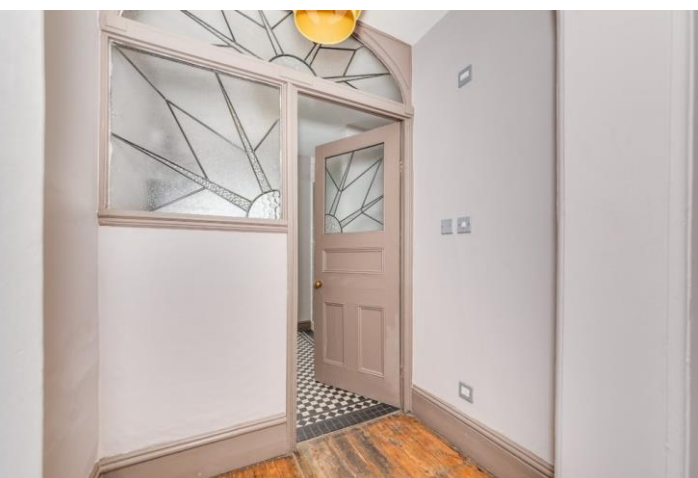
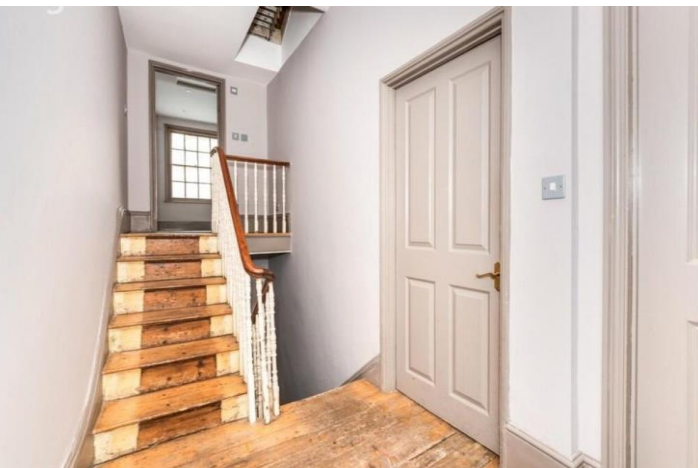
Starting on the lower ground floor the reception room with open plan kitchen has delightful qualities. Indeed, these spaces were often hosted by private chefs to cater for larger numbers, so it is set up perfectly for entertaining in style. The kitchen is hand built from solid cedar and granite with fully integrated appliances, a black Marmoleum floor, exposed brick features and industrial-style fittings. This is a hugely versatile space which could be reconfigured to include separate seating and dining areas or work spaces. There is currently a built-in seating area for watching TV and French doors open to the front of the house where there is a sweet west-facing patio. A second decked patio sits to the rear of the property with tall walls and space for outdoor seating or having a summer bbq. To the rear you have a bathroom which if you wished could easily be turned into a home office.

On the ground floor there are two beautiful bedrooms rooms with delightful period features, fireplaces and high ceilings. Their sash windows fill each space with light from east to west and it would be possible to open them up to each other to create one exceptional social space. There is also a shower room to the rear.

The upper floors are split-level housing three further bedrooms – all beautifully styled with the original wide floorboards and woodwork features. There are two bedrooms to mirror the reception rooms/bedroom below them, with a third slightly smaller double room sharing access to their own bathroom on the upper level but easily accessible.

In summary this is an extremely spacious and elegant house which has been expertly maintained by those with a keen eye for interiors. The entertaining spaces are exceptional, but equally this building lends itself perfectly to family time and relaxation. The location is second to none and living here really highlights all the excitement this city has to offer.





Accommodation

GROUND FLOOR

ENTRANCE HALL

BEDROOM
14' 9" x 14' 4" (4.5m x 4.37m)

BEDROOM
15' 7" x 12' 5" (4.75m x 3.78m)

SHOWER ROOM

LOWER GROUND FLOOR

LIVING/DINING ROOM/KITCHEN
30' 9" x 18' 6" (9.37m x 5.64m)

BATHROOM

FRONT PATIO

REAR PATIO

FIRST FLOOR

BEDROOM
14' 10" x 12' 3" (4.52m x 3.73m)

BEDROOM
15' 5" x 12' 3" (4.7m x 3.73m)

BEDROOM/OFFICE
8' 10" x 6' 9" (2.69m x 2.06m)

SHOWER ROOM

SECOND FLOOR

SHOWER ROOM

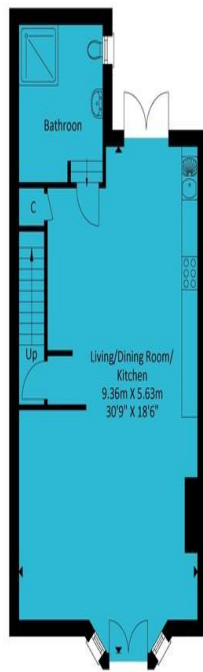
3 Sillwood Road



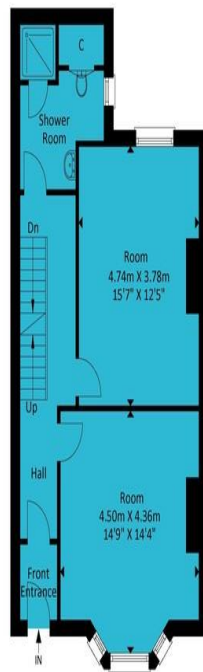
Picture this...

After a long day at work is there any better way to switch off from the stresses of the world than to come home and pour yourself a glass of wine and relax in your attractive patio garden.

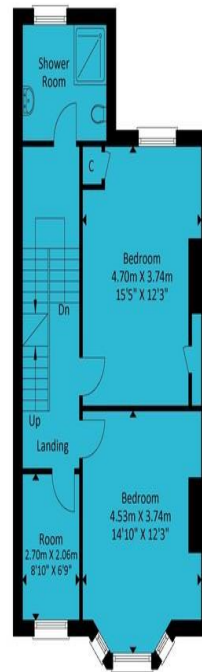
This is the perfect place to be if you're looking to enjoy all Brighton & Hove has to offer. You can simply walk out of your front door and you are right in the heart of it all. This way you are guaranteed not to miss out on all the excitement going on around you.



Basement
Approximate Floor Area
607.08 sq ft
(56.40 sq m)



Ground Floor
Approximate Floor Area
607.08 sq ft
(56.40 sq m)



First Floor
Approximate Floor Area
607.08 sq ft
(56.40 sq m)



Second Floor
Approximate Floor Area
121.63 sq ft
(11.30 sq m)

Approximate Gross Internal Area = 180.50 sq m / 1942.88 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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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Sat: 9am - 4pm

