

Carlyle Street, Brighton

Asking Price £525,000



- A delightful three/four bedroom house
- Currently rented out
- Perfect family home or investment
- Rear garden
- No onward chain

## 33 Carlyle Street, Brighton, BN2 9XU



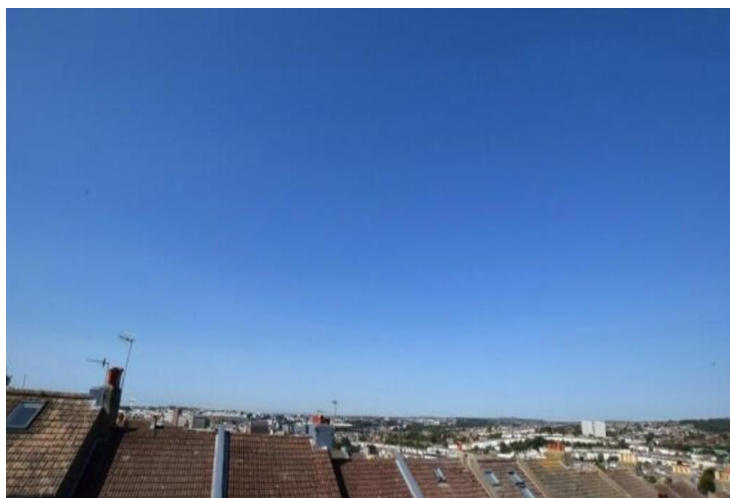
Nestled in one of Brighton's most sought-after neighbourhoods, this charming 3/4 bedroom terrace house presents an exciting opportunity for both investors and families alike. Currently rented out, this property boasts a versatile layout that can easily accommodate a growing family or continue serving as a lucrative rental investment. With its proximity to local universities, vibrant community, and array of amenities, this home is a true gem in the heart of Brighton.

The exterior of the property features classic Brighton architecture and inviting front entrance. The rear garden is a delightful retreat, offering a space for outdoor relaxation, gardening, or entertaining guests. It's a rare find in urban settings, providing a private oasis for leisure and recreation.

Upon entering the property, you are greeted by a spacious hallway that leads to the various living spaces. The ground floor features a bright and airy living room, complete with large windows that allow natural light to flood the space. This room can easily serve as a cosy family gathering spot or a comfortable area for tenants.

The property boasts three well-proportioned bedrooms on the upper floors, with the possibility of utilizing a fourth bedroom on the ground floor. Each bedroom features large windows, ensuring a bright and cheerful atmosphere. The bedrooms can comfortably accommodate double beds and are equipped with storage solutions, making them practical for both families and students.

Located in a highly desirable area of Brighton, the property offers easy access to local amenities, including shops, restaurants, and public transport links. The vibrant city centre and the stunning Brighton seafront are just a short distance away, providing a perfect balance of urban living and coastal relaxation. The close proximity to universities makes this location particularly attractive for students and academic professionals. Elm Grove primary school is also within close proximity which is ideal for a family with young children.



# Accommodation

## GROUND FLOOR

ENTRANCE HALL

LOUNGE

11' 9" x 10' 9" (3.58m x 3.28m)

BEDROOM 1

9' 10" x 11' 9" (3m x 3.58m)

KITCHEN

7' 6" x 12' 9" (2.29m x 3.89m)

## FIRST FLOOR

LANDING

BEDROOM 2

15' 1" x 10' 9" (4.6m x 3.28m)

BEDROOM 3

9' 6" x 11' 9" (2.9m x 3.58m)

BATHROOM

7' 9" x 12' 9" (2.36m x 3.89m)

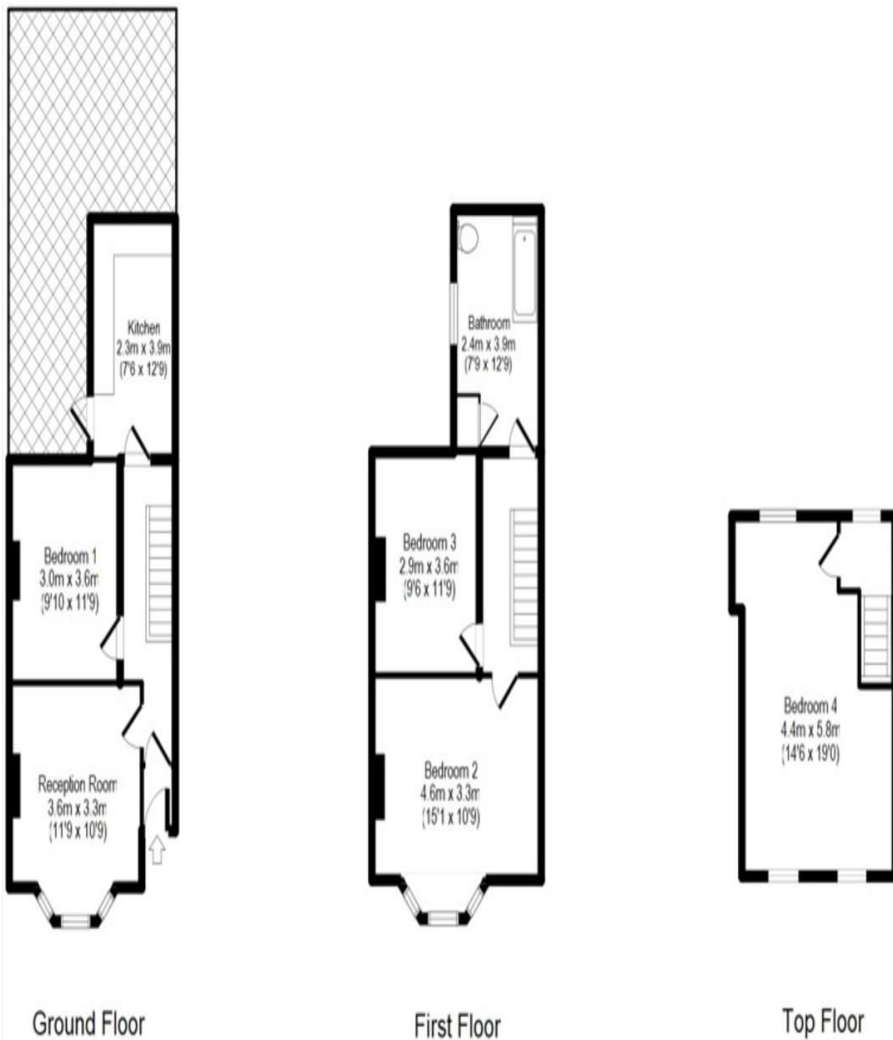
## SECOND FLOOR

BEDROOM 4

14' 6" x 19' 0" (4.42m x 5.79m)

## OUTSIDE

REAR GARDEN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	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.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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