

PHILLIPS & STILL



Norfolk Road, Brighton, BN1 3AB

- A Magnificent Four Storey Mid Terrace Period Home
- Five Double Bedrooms
- Three Reception Rooms & Separate Kitchen
- Bathroom, Shower Room & Ground Floor Cloakroom

Offers In Excess of £875,000

- Beautiful Large Sunny Rear Roof Terrace
- Immaculately Maintained Throughout
- Period Features, Fireplaces & Wood Flooring
- Vibrant City Centre Location Moments From Western Road & Seafront



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. Norfolk 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 immaculately maintained throughout to a very high standard by its current owners and with so many reception rooms and bedrooms, it is very much open to interpretation to suit your needs and lifestyle with so many people requiring a home office or two these days!

You will be charmed from the moment you see the house as you enter through a railing enclosed flowery front garden and make your way up the steps to front door.

Starting on the ground floor where you are welcomed by a spacious entrance hall, accommodation comprises of a luxurious West facing bay fronted lounge and dining room, or study area, both with feature fireplaces, a large kitchen (with LED lighting and soft lighting), and a fabulous dining / breakfast room with a glass roof. You also have a ground floor cloakroom for your convenience. The lounge fireplace has a newly lined chimney for a wood fire. There is LED lighting with down lights and soft lighting throughout

Stairs from the entrance hall take you down to the lower ground floor room, a large space with a sink, phone plug, soft and bright lighting and lots of built-in storage. This would make an ideal play room / den, man cave, studio, home office, guest suite...the options are endless and the choice is yours!

On the first floor are two double bedrooms, the first being of a particularly fantastic bay fronted size, a shower room and the family bathroom with corner bath and shower and his & hers sinks. Each has a toilet - with the one on the ground floor making three in all. All taps and toilets are fitted for water conservation.

To the second floor are two further double bedrooms, access to a generous loft space and (access to) the stunning rear roof terrace. With plenty of space for outdoor furniture, plants & shrubs and direct sunshine into the early evening. This serene sunny private roof top area is the perfect setting for a spot of sunbathing, al fresco dining, your morning coffee, that after work evening pre-prandial and entertaining friends & family. There is insulation under the roof in each of the loft spaces and under the roof terrace. The back windows and door, and the top bay window are all double-glazed. There are shutters on the ground & top floor and secure access to the roof.

Other features of this superb home include wood flooring, period fixtures & fittings, various lighting choices, a wealth of built-in storage to most rooms, high ceilings and pristine windows. This is a rare opportunity to purchase an amazing house in a much sought after & convenient location. There is an excellent array of nightlife and a wide selection of trendy restaurants, cafes, bars and public houses within walking distance as well as a good choice of convenience shops & supermarkets. Living here will definitely allow you to fully experience that cosmopolitan Brighton & Hove lifestyle the City is so well known for!





Accommodation

LOWER GROUND FLOOR

BEDROOM FIVE / RECEPTION FOUR
14' 4" x 11' 5" (4.37m x 3.48m)

GROUND FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE
12' 8" x 10' 10" (3.86m x 3.3m)

RECEPTION TWO
10' 2" x 9' 7" (3.1m x 2.92m)

KITCHEN
17' 6" x 7' 8" (5.33m x 2.34m)

DINING ROOM
12' 10" x 6' 3" (3.91m x 1.91m)

GROUND FLOOR CLOAKROOM

FIRST FLOOR

LANDING

BEDROOM ONE
14' 10" x 12' 9" (4.52m x 3.89m)

BEDROOM FOUR
10' 3" x 9' 4" (3.12m x 2.84m)

SHOWER ROOM

BATHROOM

SECOND FLOOR

LANDING
With door opening out onto rear roof terrace

BEDROOM TWO
14' 7" x 12' 5" (4.44m x 3.78m)

BEDROOM THREE
10' 3" x 9' 5" (3.12m x 2.87m)

OUTSIDE

LARGE SUNNY REAR ROOF TERRACE

FRONT COURTYARD GARDEN
Railing enclosed with steps up to front door

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Approximate Gross Internal Area
159 sq m / 1711 sq ft



Lower Ground Floor



Ground Floor

First Floor

Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imagoplansurveys @ 2022

Picture this...

What better way to enjoy your weekend than to take a short stroll along to the City Centre and choose from a wide range of fantastic restaurants and bars that are the best this City has to offer.

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



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

