

PHILLIPS & STILL



Temple Street, Brighton, BN1 3BH

- An Exceptional Period Family Home Over Three Storeys
- Four Large Double Bedrooms
- Two Spacious Reception Rooms
- Large Kitchen / Breakfast Room

Asking Price of £900,000

- Sunny Bedroom Balcony With Sea Views
- Very Well Presented Throughout
- South / West Facing Sun Trap Rear Courtyard Garden
- Superb City Centre Location Moments From Western Road & Seafront



Property Description

Perfectly positioned for those who want to fully experience everything that City Centre living brings, Temple Street is a peaceful and attractive street located just off Western Road and moments from all that Brighton & Hove has to offer. The seafront is just a short stroll away, as is a vast array of boutique shops, trendy cafés and bars, fine restaurants and Churchill Square shopping centre. Everything you could possibly want is on your doorstep here. However, upon coming home and closing the front door, you would never know you were living in the heart of the City, as it is extremely tranquil inside.

The house is very well presented, with high ceilings and a wealth of period features throughout. As soon as you enter the property, you will be pleasantly surprised by how spacious each room is, including the bathroom!

To the ground floor, you have a large, bay-fronted open plan lounge and dining room, with a working feature fireplace and charming window seat in the bay. At the rear of the room, you have doors opening onto the south west-facing patio garden, which has been beautifully tiled and is the perfect space to sit out in the sunshine with your morning coffee.

Also on the ground floor is the extended kitchen / breakfast room: A wonderfully bright room due to the skylight, with extensive unit and appliance space, as well as space for a table and chairs. Whether for entertaining or for family time, downstairs is perfect for both.

To the first floor are the first two of the four double bedrooms. The master bedroom has a feature fireplace, wooden floors and superb floor-to-ceiling windows opening onto a gorgeous front-facing balcony with views down Temple Street to the sea. Also on the first floor are a generous family bathroom, with a large walk-in shower as well as a bath, and a second, separate toilet.

The other two double bedrooms can be found on the top floor of the house. Again, both are of a very good size, with fantastic views down Temple Street from the larger, front bedroom.

All in all, this property makes one fabulous family home. The location is second to none, especially for weekend activities ranging from a seaside walk with an ice cream to a trip up the i360. You are also within the catchment area of some of the best local schools, and Brighton Mainline Station is close by for anyone who commutes.





Accommodation

GROUND FLOOR

ENTRANCE PORCH

OPEN PLAN LOUNGE & DINING ROOM
25' 4" x 14' 10" (7.72m x 4.52m)

KITCHEN / BREAKFAST ROOM
24' 10" x 8' 2" (7.57m x 2.49m)

FIRST FLOOR

SPLIT-LEVEL LANDING

FAMILY BATHROOM

SEPARATE W.C.

BEDROOM FOUR
12' 6" x 9' 5" (3.81m x 2.87m)

MASTER BEDROOM
14' 10" x 13' 4" (4.52m x 4.06m)

BALCONY
With sea views

SECOND FLOOR

LANDING

BEDROOM THREE
12' 10" x 9' 7" (3.91m x 2.92m)

BEDROOM TWO
14' 10" x 13' 5" (4.52m x 4.09m)

OUTSIDE

SOUTH / WEST FACING PATIO GARDEN

Temple Street, Brighton, BN1 3BH

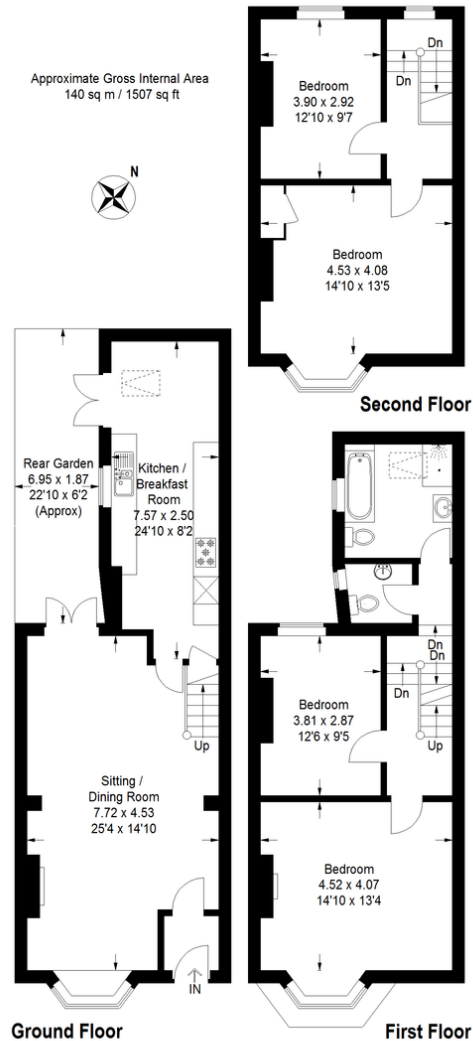


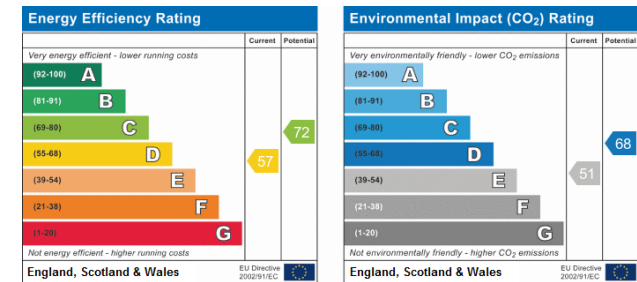
Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2017

Picture this...

Imagine yourself living in a beautiful Victorian town house on one of the most desired street in the Montpelier & Clifton Conservation Area. Temple Street, soon to be a no-through road, has a wonderful community feel to it and is close to local parks, Hove Lawns and numerous excellent local schools whilst being only minutes away from Brighton mainline railway station & all the action! Step inside the house however and you will feel worlds away from all the hustle & bustle of City living!

The house is a perfect Brighton base. In summer, while away your time enjoying the sea views from the front balcony or soak up the rays in the rear patio. Although with the beach at the bottom of the road and the many shops, bars and restaurants found in the world-famous Lanes just a stroll away, you may find you are hardly at home!

In winter, cosy up by the open fire in the delightful open plan lounge / dining room after enjoying a bracing walk along the promenade. When you have friends over, with room for a large table in both this room and the extended kitchen / breakfast room, you'll find it hard to choose where to entertain! And with four good-sized double bedrooms to choose from, there is more than enough room to house a growing family or welcome guests eager to pay you a visit in your new house by the sea!



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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