

# PHILLIPS & STILL



- Five Bedroom Semi-Detached Grade II Listed Victorian Villa In Montpelier & Clifton Conservation Area
- Separate Lower Ground Floor Apartment
- Close to 'Seven Dials' & Brighton station

Powis Square, Brighton, BN1 3HG

Expansive grade II listed end-of-terrace Regency villa with a private south patio facing garden, a terrace and a garage located in a quiet historic square in the Clifton Hill Conservation Area.

Asking Price Of £1,800,000





## Property Description

A rare opportunity to acquire such an impressive example of period architecture in a prime location in central Brighton. As far as location goes you can't get much closer to Brighton Mainline Railway Station, making this property ideally positioned for anyone looking to commute to London or Gatwick. You are also just moments away from the ever so exciting City Centre and Seafrost. Set in the picturesque Clifton Hill Conservation Area with both trendy Seven Dials and bustling Western Road just a few minutes' walk away, you really do have a wealth of boutique and high street shops, supermarkets, deli's, coffee bars, restaurants and gastro pubs all at your disposal. Powis Square itself offers up a beautiful central garden which is often used by the residents for community and social events, emphasising the neighbourliness of this Brighton gem location.

This distinctive cream double fronted property, with angular bay windows, Powis Square dates back to circa 1850. All rooms are generously proportioned with high ceilings and large windows for optimal natural light while original features include architraves, decorative ceiling cornices and ornate period fireplaces and are a nod to this home's historic past. A highly versatile accommodation, the property has the scope to be modified to suit any future resident's needs.

Set over four floors with five bedrooms, the semi-detached townhouse has the upper floor arranged as flexible accommodation ideal for teenagers or perhaps an au-pair. Set at the entrance to the square, the property has a private walled patio garden to the rear, a south-facing terrace and a sizeable garage. With such a superb central location on the border between Brighton and Hove; this home offers all the excitement of city living whilst slightly set apart from the hustle and bustle of a busy town centre.

On the raised ground floor, a pretty front door with leaded stained glass welcomes you into this considerable home. At the front there is an expansive reception room with lofty ceiling heights, a charming bay window and an exquisite feature fireplace. Adjacent is the dining room which continues in the same unmistakably Victorian style and leads on to the kitchen. The kitchen features a range of granite topped shaker-style units. A larder provides a useful additional storage space as does the cellar room below.

A staircase leads up to the first floor, two bedrooms are arranged off the central landing with a bathroom accommodating each room with a further w/c located to the rear of the building. An imperial staircase runs up to the second floor, housing two further double bedrooms with mullion casement windows, a fifth bedroom (currently arranged as a kitchenette), a bathroom and a separate w/c. Views to the sea over the city's rooftops can be enjoyed from this floor.

The lower ground floor has its own separate entrance to the one bedroom apartment which could be handy for family, guests or income.

To the rear of the property there is a patio garden. A classic grey stone path winds around the property and is boarded by a mature variety of plants, shrubs and trees. South-facing, the garden reaps the upmost of the summer sun. A perfect spot for alfresco dining, and is accessed from the kitchen. On the first floor there is an additional sun terrace, enclosed by a pretty light blue iron railing, the space offers lovely rooftop views.







# Accommodation

## GROUND FLOOR

### PANTRY

### KITCHEN

13' 6" x 9' 6" (4.12m x 2.90m)

### DINING ROOM

13' 8" x 16' 4" (4.19m x 4.99m)

### LIVING ROOM

19' 10" x 16' 7" (6.05m x 5.08m)

### LOWER GROUND FLOOR (HOUSE)

### GARAGE

12' 11" x 17' 6" (3.94m x 5.34m)

### CELLAR/STORAGE

11' 10" x 9' 5" (3.62m x 2.88m)

## FIRST FLOOR

### BEDROOM 1

13' 10" x 16' 7" (4.24m x 5.07m)

### BEDROOM 2

13' 10" x 16' 7" (4.24m x 5.07m)

### BATHROOM

### W/C

### TERRACE

## SECOND FLOOR

### BEDROOM 3

13' 5" x 13' 10" (4.09m x 4.24m)

### BEDROOM 4

12' 0" x 13' 10" (3.67m x 4.24m)

### KITCHEN

7' 4" x 13' 10" (2.26m x 4.24m)

### BATHROOM

8' 7" x 6' 4" (2.63m x 1.94m)

### W/C

### LOWER GROUND FLOOR FLAT

### LIVING ROOM

13' 5" x 13' 10" (4.09m x 4.24m)

### KITCHEN

7' 1" x 8' 2" (2.17m x 2.50m)

### BEDROOM 5

14' 9" x 13' 10" (4.50m x 4.24m)

### BATHROOM

## OUTSIDE

### REAR PATIO GARDEN

## Picture this...

This is the ideal property to come home to after a long day...relaxing in your private sunny terrace whilst enjoying a few drinks in the sun watching the world go by, could there be any better way to switch off?

If you're feeling more adventurous then why not take a short stroll into town and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer. This City really is known for its entertainment and lifestyle!

EPC NO NEEDED



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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