PHILLIPS & STILL







- An amazing newly built three bedroom end-of-terraced house within Tavern Row development
- 10-year new-build warranty
- Contemporary kitchen with quartz worktops and integrated appliances
- Beautifully designed and decorated throughout

Down Terrace, Brighton, BN2 9ZH

Asking Price Of £575,000

An opportunity to purchase these newly built, beautifully crafted eco-efficient mid-terraced houses bordering Queen's Park and Hanover. Blending Victorian-inspired design with contemporary zero carbon-ready living, these superb homes are being offered with no onward chain, 10 year warranty and low maintenance gardens.







Property Description

Occupying a discreet position at the rear of the boutique Tavern Row development, 2 Down Terrace is the only home of its design: a beautifully finished three-bedroom end-of-terrace house offering bright and energy-efficient accommodation.

Behind its attractive Victorian-inspired red-brick exterior, the entrance hall provides access to useful built-in storage and a generous ground-floor cloakroom. The principal feature of the house is the superb open-plan kitchen, living and dining space.

Designed as the social heart of the home, this exceptionally spacious room enjoys excellent natural light from multiple aspects, with broad windows and full-width glazed doors opening directly onto the garden. There is ample room to create distinct living and dining areas while retaining a wonderfully open and sociable feel.

The contemporary kitchen is arranged around sleek cabinetry with integrated appliances, stone quartz worktops and generous preparation and storage space. Underfloor heating runs throughout the ground floor, helping to maintain the clean, uncluttered finish.

Upstairs are three well-proportioned bedrooms, including a comfortable principal bedroom, alongside two versatile rooms equally suited to children, guests or home working. A stylish family bathroom completes the first floor, finished with contemporary Spanish tiling, a fitted bath and modern sanitary-ware.

Outside, the private rear garden has been designed for easy maintenance, providing a sheltered paved space for outdoor dining, entertaining and relaxing.

Energy efficiency has been central to the design. The house is described by the developer as zero-carbon ready and incorporates an air-source heat pump for heating and hot water, roof-mounted solar panels, underfloor heating downstairs and an EPC rating of B at 90. Further benefits include superfast fibre-broadband readiness, bee bricks, swift boxes and a 10-year new-build warranty.

Positioned between Queen's Park and Hanover, the property is conveniently placed for the park, independent shops and cafés, local schools and nurseries, the Royal Sussex County Hospital, Kemp Town, Brighton seafront and the city centre. Regular bus services provide straightforward connections across Brighton and towards the mainline station.








Accommodation

ENTRANCE HALL

KITCHEN/LOUNGE/DINER
26' 5" x 24' 0" (8.05m x 7.32m)

WC

FIRST FLOOR

BEDROOM 1
14' 4" x 9' 6" (4.37m x 2.9m)

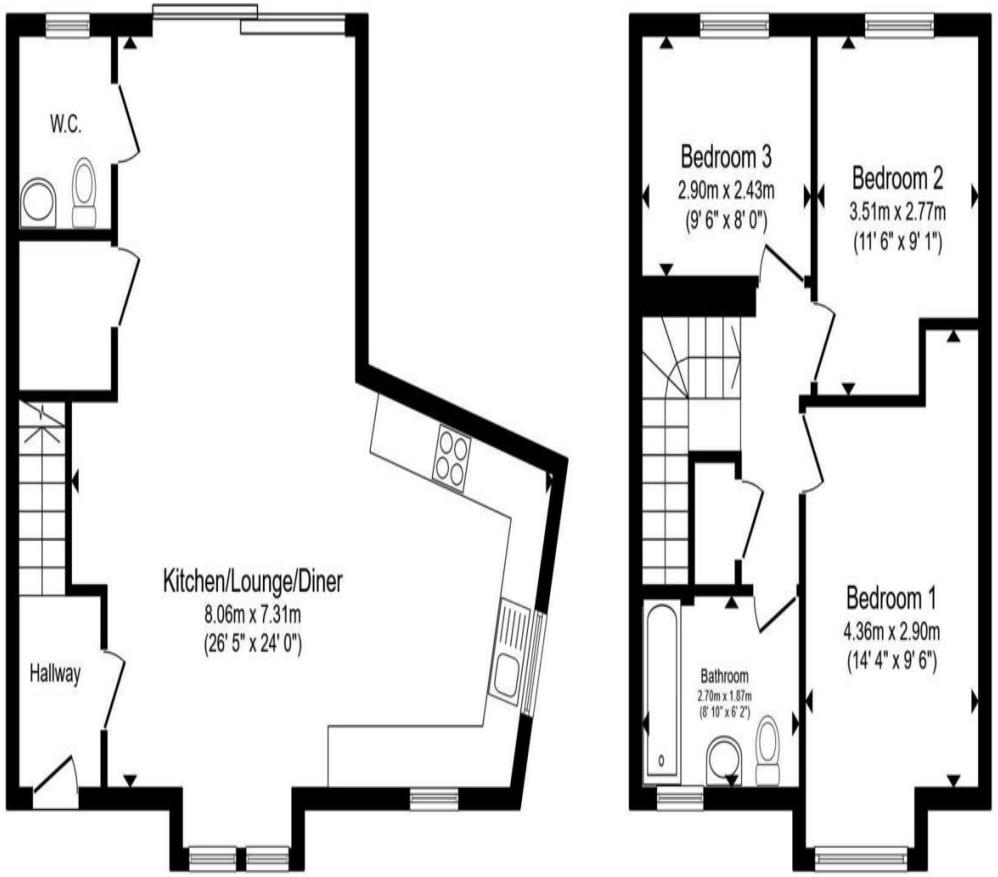
BEDROOM 2
11' 6" x 9' 11" (3.51m x 3.02m)

BEDROOM 3
9' 6" x 8' 0" (2.9m x 2.44m)

BATHROOM

OUTSIDE

PAVED REAR GARDEN



AWAITING EPC

Total floor area 97.2 m² (1,046 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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

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