



St. James's Place, Brighton, BN2 1RS
£850,000



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SELLING HOMES
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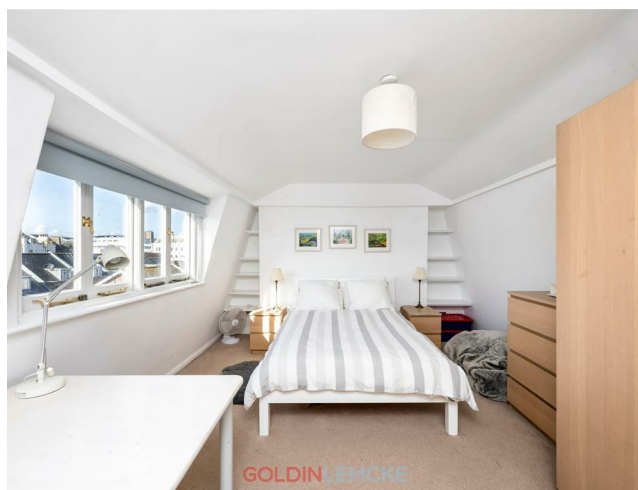
£850,000

A truly fantastic and unique three-bedroom Grade II Listed townhouse, believed to date from circa 1798, offering exceptionally spacious and versatile accommodation arranged over five floors. The property is particularly secluded despite being positioned in the centre of Brighton, just moments from the seafront, and greatly benefits from an abundance of storage space and a private front patio.





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Further Information

Approached via a gated entrance and walkway leading to a small patio area which in turn leads on to the main front door, the accommodation comprises on the ground floor an entrance hall, bright and spacious lounge with bay window, built-in seating and feature fireplace, together with a study. Stairs lead down to the lower ground floor, with a cloakroom on the half landing. This floor offers a very good-sized kitchen/diner, understairs storage cupboard, wine cellar, two large storage cupboards and a utility room with sink and walk-in storage cupboard.

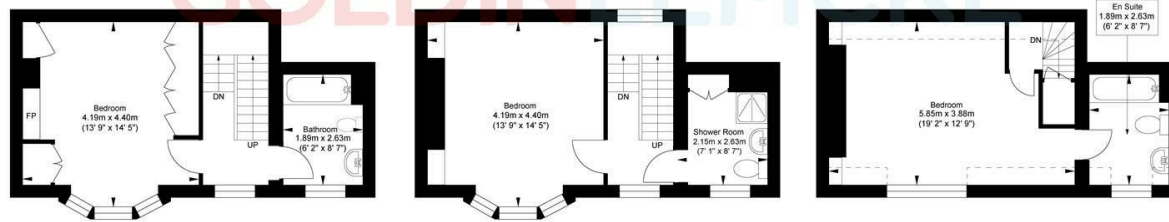
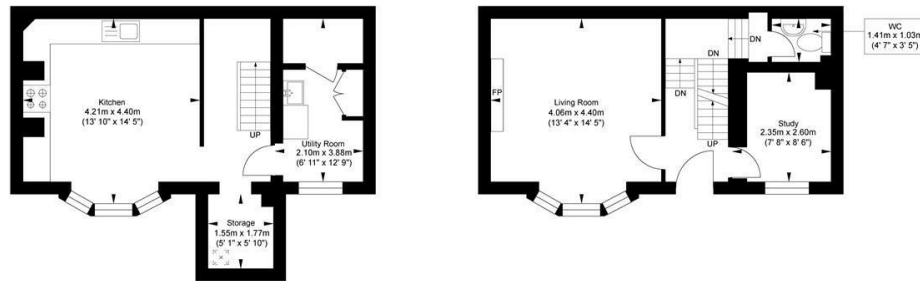
To the first floor, there is an excellent-sized principal bedroom and bathroom, while the second floor provides a further double bedroom and shower room. The third floor comprises a third bedroom with en suite bathroom and beautiful treetop views. All of the rooms are generously proportioned, with the property being well presented throughout and retaining a wealth of period character, including high ceilings, ornate cornicing, timber sash windows and original brick and flint elevations. Early and internal viewing is essential to fully appreciate the space, versatility and privacy this fantastic family home has to offer.

The property is quietly tucked away behind a gated entrance, whilst remaining right in the heart of Brighton and within easy reach of everything the city has to offer. The seafront is just moments away, with a wide choice of independent shops, cafés, restaurants and bars close by, whilst the city centre and North Laine are also within easy walking distance. Brighton Station is also easily accessible, providing regular services to London and surrounding areas, making this a particularly convenient central location.

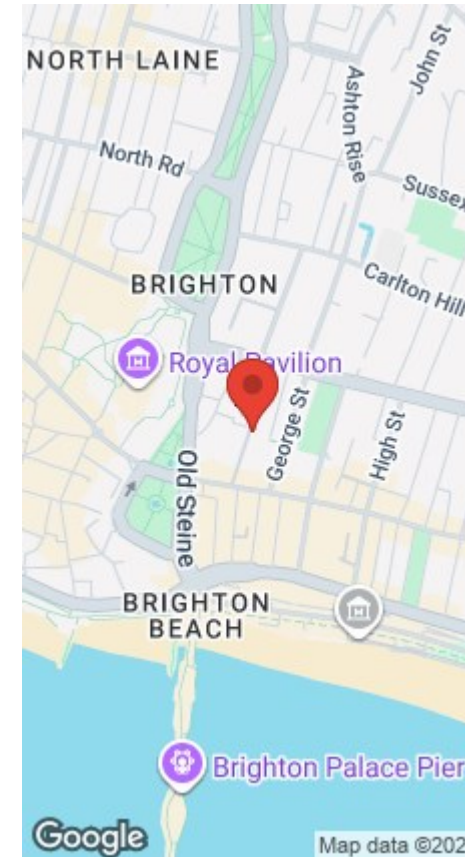
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St James's Place



Approximate Gross Internal Area = 155.60 sq m / 1674.87 total alan sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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