



Middle Street

BN1 1AL

mishons

Regency Cottage is one of those homes that quietly reminds you why Brighton is so special. Positioned on historic Middle Street, right in the very heart of the city, opportunities to own a double fronted cottage of this nature are exceptionally rare.

With The Lanes on your doorstep, the seafront moments away and some of Brighton's finest restaurants, including Burnt Orange, just across the road, few homes place you so effortlessly at the centre of everything the city has to offer.

Lovingly restored and sympathetically refurbished by the current owners, the cottage effortlessly balances period charm with a calm, contemporary interior. Every room has been thoughtfully considered, creating a home that feels both timeless and inviting.

The ground floor has been designed around modern living. A wonderfully generous open plan reception room provides clearly defined spaces for both relaxing and entertaining. The sitting area centres around a characterful log burning stove, creating a warm and welcoming focal point, whilst the adjoining dining space comfortably accommodates larger gatherings, making it the perfect setting for everything from everyday family meals to evenings spent hosting friends.

Leading directly from the reception room, the kitchen has been beautifully appointed with a sophisticated yet understated feel. Fully equipped and finished to a high standard, it offers generous preparation space whilst remaining connected to the heart of the home. A few steps lead to a practical utility area, whilst a door opens directly onto the rear garden, allowing the indoor and outdoor spaces to flow naturally together.

Also on the ground floor is a separate television snug, providing a welcome second reception room that could equally serve as a home office or reading room, together with a beautifully presented bathroom. Beyond, the rear garden is a wonderfully private and tranquil space, offering the perfect spot for morning coffee, summer dining or simply escaping the bustle of the city beyond.

The first floor offers three beautifully presented bedrooms, each enjoying their own individual character whilst sharing a stylish family bathroom.

Occupying much of the top floor is a magnificent fourth bedroom suite, a room that feels almost loft like in its proportions. French doors open directly onto a roof terrace, creating an extension of the space and somewhere to enjoy the sunshine above the rooftops of Brighton.

What truly sets Regency Cottage apart, however, is its location. Freehold homes of this nature, in such a central position, are exceptionally difficult to find. Whether it's breakfast at Burnt Orange, an afternoon wandering through The Lanes, an evening by the sea or simply collecting your morning coffee from one of the many independent cafés nearby, everything that defines Brighton living is quite literally on your doorstep.

Whether you're searching for a distinctive permanent home, an elegant pied à terre by the coast or a beautifully positioned property with proven holiday let potential, Regency Cottage is a home that offers remarkable versatility without compromise.

Homes like Regency Cottage are few and far between. Beautifully restored, rich in character and positioned in one of Brighton's most iconic locations, it represents a rare opportunity to own a truly special piece of the city.

 **Guide Price** £1,250,000

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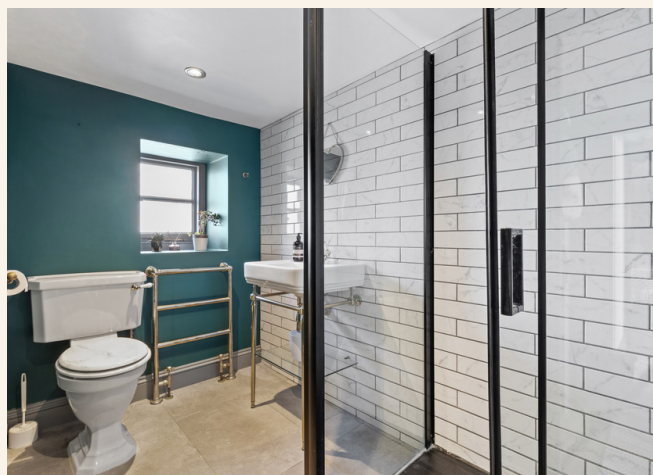
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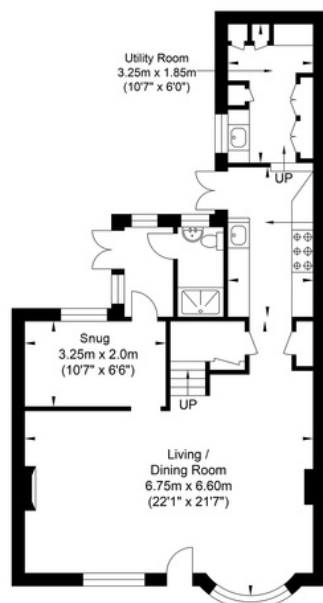




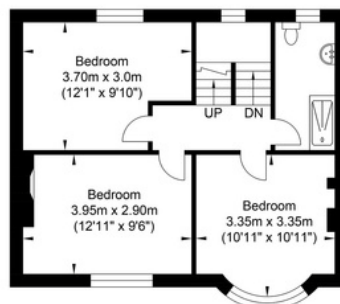
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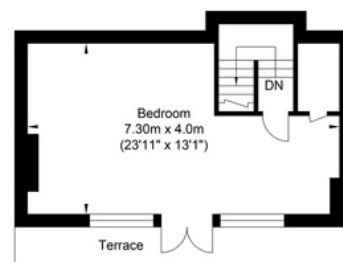
TOTAL FLOOR AREA:
1868 sq. ft. (173.5 sq. m.) approx



Ground Floor
Approximate Floor Area
644.0 sq ft
(59.83 sa m)



First Floor
Approximate Floor Area
471.88 sq ft
(43.84 sa m)



Second Floor
Approximate Floor Area
322.80 sq ft
(29.99 sa m)



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Exceptional service

We love doing what we do, so it's always done with honesty, energy, and a smile. From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no fuss to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

Mishons & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.



Whatever you're looking for...
We'll help you find it.

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Saturday: 9 am - 4 pm

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