



Clifton Street

Brighton, BN1

mishons

Beautifully renovated house in the heart of Brighton...

Perfectly positioned close to the beach in our vibrant city of Brighton, just a stones throw to Brighton Station, this exceptional four-bedroom townhouse is a hidden gem providing convenient urban living. It sits in Brighton & Hove's most prestigious conservation area; Clifton Hill & Montpelier. This property is also being sold CHAIN FREE! DOUBLE GARAGE AVAILABLE AT AN ADDITIONAL COST.

Effortlessly elegant, the ground floor reception room spans the depth of the house with light streaming in through the double-glazed, timber-framed bay window looking out over the peaceful street. This is a homely room, where the dark floorboards continue in from the entrance hall sit in contrast to fresh Farrow & Ball palette walls, adding to the feeling of space. A grand marble fireplace takes centre stage and is open to add warmth and atmosphere to wintery evenings, when the whole family can cosy up together on sumptuous furnishings.

To the rear of the ground floor, the family bathroom is beautifully appointed with high-spec sanitaryware and patterned floor tiles. The monochrome scheme feels both classic and modern and the organically curved freestanding bath takes centre stage.

Streamlined and contemporary with over-sized concrete-style floor tiles and handle-free cabinetry – the open plan kitchen and dining room is immediately impressive. Every appliance is integrated for you, so you can move straight in with relative ease. A large central island forms the perfect space for informal drinks and dining while for dinner parties and family meals, there is space for a generous table and chairs below pendant lighting. At the far end of the room, space has been retained for a seating area/family space for relaxation, and there is a beautiful ground floor wet room and WC also accessible with geometric wall tiles, a rainfall shower and high-end fixtures and fittings. Spanning the lower ground floor, this room links seamlessly with the rear garden; where aluminium framed bi-folding doors open to wide concrete tiled steps leading up to the outdoor seating area which becomes an extension of the home during the warmer weather. Outdoor rear-steps lead down to a very useful rear storage area with access onto Clifton Street passage via remotely operated double-width garage-type roller door.

Incredibly peaceful for a city centre space, the private rear garden offers a tranquil retreat during the summer with space for dining and entertaining in the summer sunshine. Wide stone steps rise up from the dining room to an area of faux grass, then up once more to the decked level which is completely private due to contemporary baton fencing. It is a real sun trap during the summer as it faces south, so plants will thrive, yet it is also low-maintenance, ready for the modern lifestyle. Outside, a garden awaits, whether enjoying a morning coffee on the patio or hosting al fresco gatherings with friends and family, this outdoor space provides endless opportunities for relaxation and enjoyment.

➤ *Offers IEO* £1,000,000

4



2



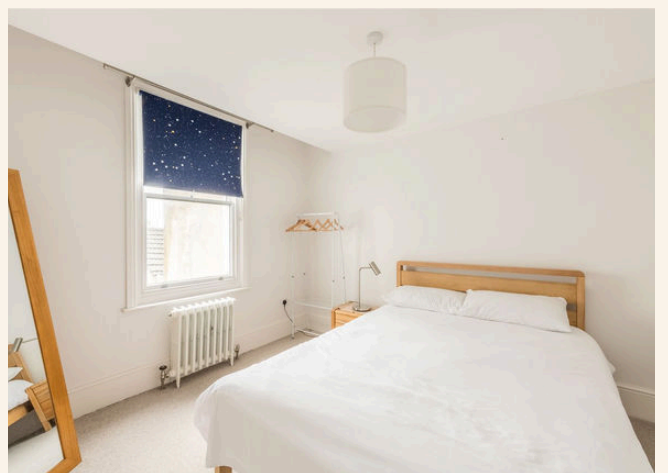
2



C









TOTAL FLOOR AREA:
1678 sqft (155.9 sqm) approx

Clifton Street, Brighton

Approximate Gross Internal Area = 155.9 sq m / 1678 sq ft
Garages = 14.7 sq m / 158 sq ft
Total = 170.6 sq m / 1836 sq ft

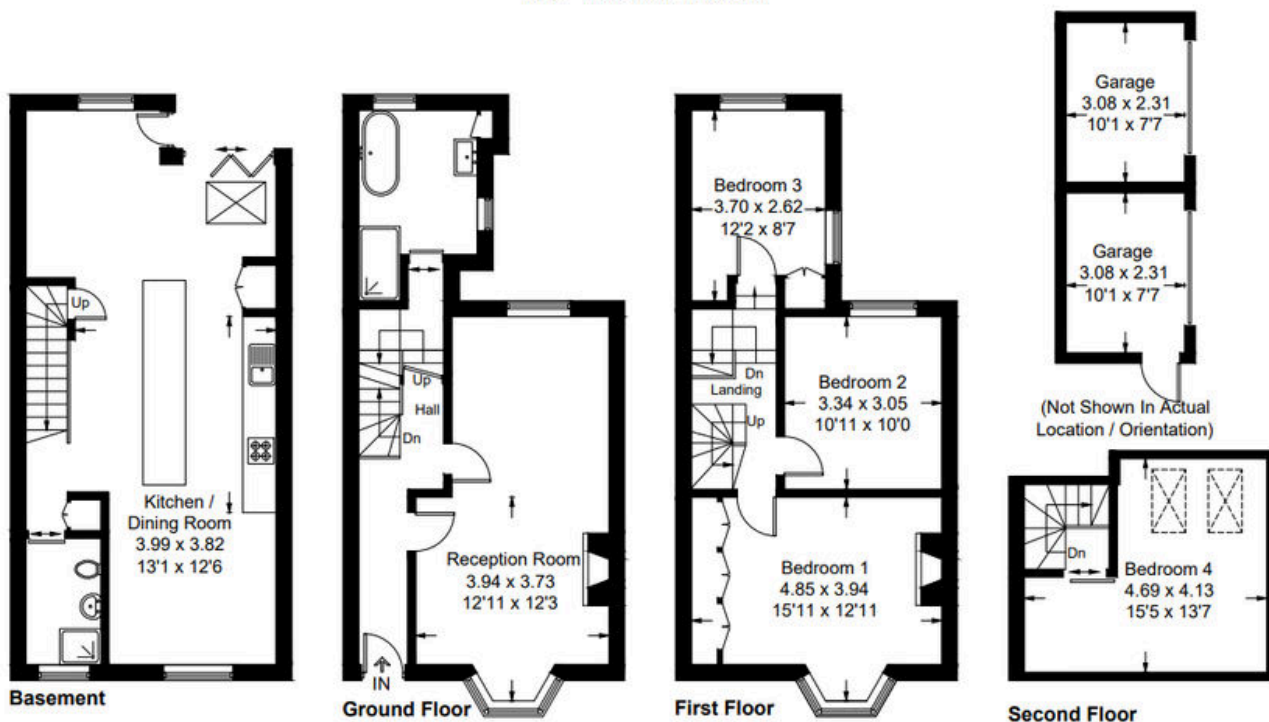


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1047761)



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 faff 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.

✉ sales@mishons.com

☎ 01273 77 88 77

94 Church Road, Hove, BN3 2EB

Monday-Friday: 8:45 am - 6 pm

Saturday: 9 am - 4 pm

Find us on Facebook and Instagram
@wearemishons or visit mishons.com