



Guildford Road

Brighton

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Perfectly positioned just moments from Brighton station and the vibrant city centre, this beautifully presented three-bedroom townhouse offers the ideal blend of light, space, and convenience.

With neutral décor, a sunny patio garden, and the rare benefit of an integral garage, it's a home that combines character with everyday practicality.

The layout flows across four levels, creating flexible spaces for modern living. The ground floor features a welcoming dining room and a stylish fitted kitchen, with direct access to the garage. On the first floor, the spacious living room is flooded with natural light from its wide bay windows and features a cosy log burner – the perfect space to relax or entertain. A third bedroom or home office and a guest WC complete this floor.

Upstairs, two generous double bedrooms with fitted wardrobes are complemented by an additional WC, while the top floor is dedicated to a modern bathroom complete with bath and separate shower.

Outside, the sunny patio garden provides a private retreat – perfect for al fresco dining, entertaining, or simply enjoying a peaceful moment in the heart of the city.

A light-filled and versatile home, offering the perfect base to enjoy Brighton living at its very best.

➤ *Asking Price* £750,000

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TOTAL FLOOR AREA:
1482.24 sq. ft. (137.76 sq. m.) approx





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