



Guilford Road

Brighton, BN1 3LW

mishons

Presenting a beautifully refurbished home on Guilford Road, Brighton. This property has been meticulously transformed, offering a fresh, sleek and modern interior throughout...

From the moment you step inside, you're welcomed by an impressive sense of space and sophistication. The ground floor flows seamlessly from front to back, balancing open connectivity with distinct living areas. At the front, a lovely dining area sets the stage for social gatherings, while the expansive living room offers a cosy yet spacious atmosphere. The bespoke media wall offers ample storage, adding both a touch of both luxury and functionality.

The kitchen, which has been extended fully extended is truly the heart of the home. Featuring underfloor heating, high-end integrated appliances, and a central island – this is truly an impressive space. Skylights and glass doors flood the area with natural light, creating a bright and airy feel. There's also a handy storage area for added convenience.

On the first floor, you'll find a beautifully designed principal bathroom, finished with white marble tiles and complete with a bathtub and shower. Two generously sized bedrooms are located on this level, with the principal bedroom offering super proportions and abundance of natural light and period features.

The top floor has been cleverly reimagined as a luxurious suite, combining a large bedroom, ensuite shower room, and a walk-in wardrobe. However, if a fourth bedroom is desired, it could easily be reinstated.

Outside, the vast patio is fitted with ambient lighting, providing the perfect setting for evening relaxation. Steps lead up to a secluded decking area, offering additional privacy and tranquillity.

Despite the central location, the property is remarkably peaceful, both inside and in the garden. With Brighton Station just down the road and the vibrant Seven Dials and city centre only a short walk away, this home is a rare oasis of calm in the heart of the city.

 **Guide Price** £1,250,000

3/4



2



2



E





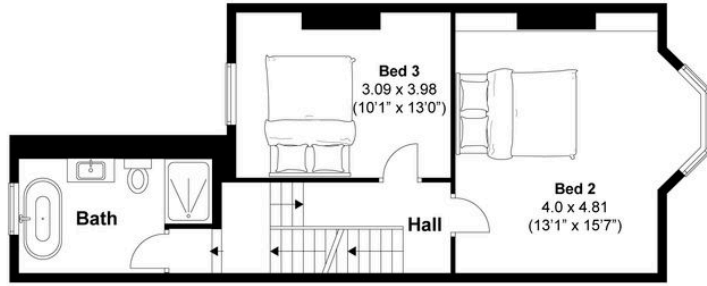




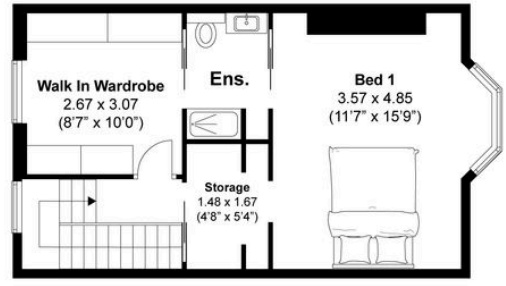
The ground floor flows seamlessly from front to back, balancing open connectivity with distinct living areas...



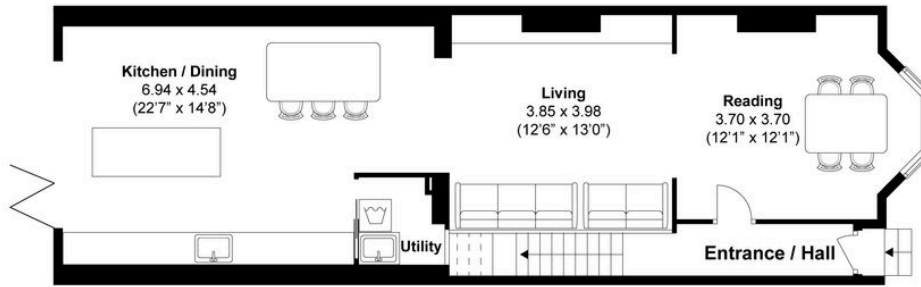
TOTAL FLOOR AREA:
1674.67 sq. ft. (155.58 sq. m.) approx



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Disclaimer:

The measurements are approximate and are for illustration purposes only.



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.

✉ harry@mishons.com

☎ 07495 69 51 20

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