



Guilford Road

Brighton, BN1 3LW

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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

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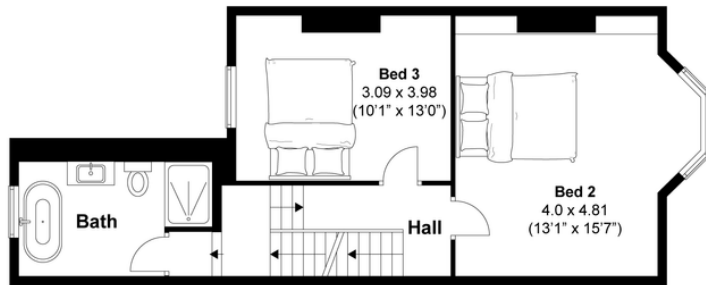




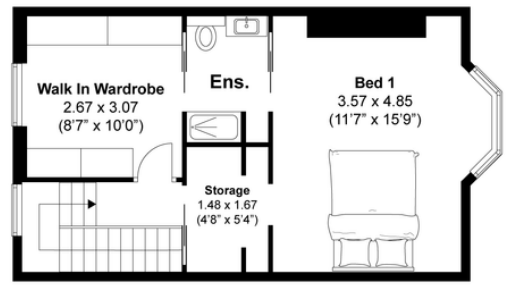
The ground floor flows seamlessly from front to back, balancing open connectivity with distinct living areas...



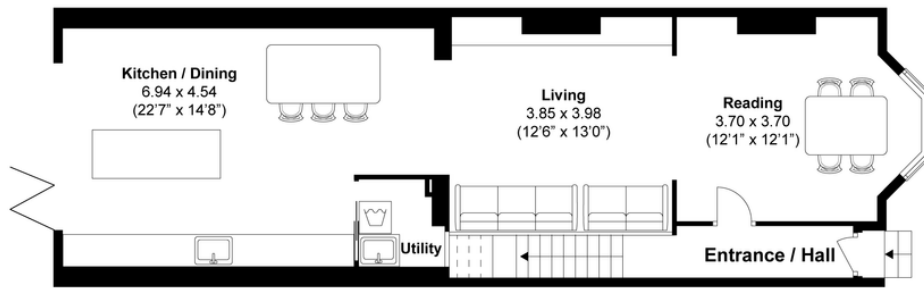
TOTAL FLOOR AREA:
1674.67 sq. ft. (155.58 sq. m.) approx



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Disclaimer:

The measurements are approximate and are for illustration purposes only.



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