



St, Nicholas Road

Brighton, BN1 3LP

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A terraced home in a quiet Brighton location, just moments from the station and the city centre.

A substantial four/five bedroom terraced home arranged over four floors, offering just under 1,700 sq ft of flexible and well proportioned accommodation in a highly convenient central location.

The house provides expansive living space throughout and lends itself well to a variety of living arrangements. On the ground floor there is a welcoming separate living room to the front, while to the rear sits an additional reception room which is currently arranged as a fifth bedroom. With a bathroom conveniently located next door, this room works well as a bedroom, though it could equally serve as a home office or be opened up to create a larger through living space if desired.

The first floor hosts two generous double bedrooms, with the principal bedroom positioned at the front and enjoying the benefit of an attractive bay window which fills the room with natural light. A well sized family bathroom can also be found on this level.

Rising to the top floor, there are two further bedrooms along with excellent built in and eaves storage, making this an ideal floor for children's rooms, guest space or additional working areas.

The lower ground floor forms the true heart of the home. Here you will find a spacious kitchen with ample worktop and storage space, accompanied by a separate utility room, a useful downstairs W/C and direct access out to the garden.

To the front of this floor is a comfortable dining and lounging area, connected to the kitchen via a charming serving hatch, creating a sociable environment for everyday living and entertaining. There is also additional under stair storage.

Externally, the garden is typical for the area, offering a manageable outdoor space with room for seating and useful external storage.

St Nicholas is a quiet one way road ideally positioned for city living. Brighton Station is just around the corner, making it perfect for commuters, while the vibrant heart of the city with its shops, cafés, restaurants and seafront is quite literally on your doorstep.



OIEO

£700,000

4/5



2



2





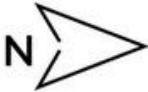




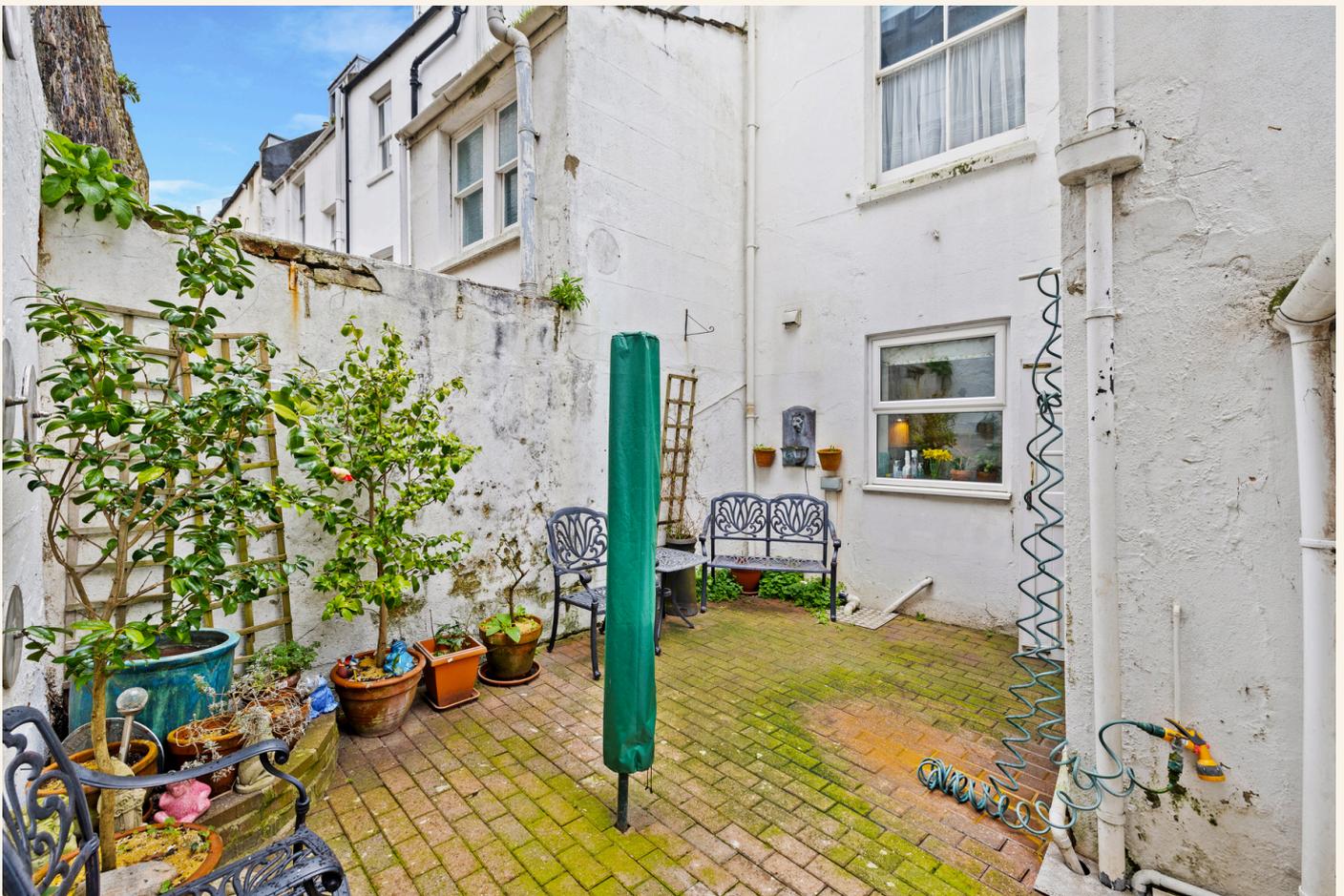
TOTAL FLOOR AREA:
1675 SQ FT | 155.6 SQ M

St Nicholas Road, Brighton
Approximately 155.6 sqm (1675 sqft)

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Disclaimer:
The measurements are approximate and are for illustration purposes only.
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.
If you require further verification please discuss with the buyer/owner of the property.



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