



# *St Nicholas Road*

Brighton, BN1 3LP

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# Chic & Stylish Home on St. Nicholas Road, Brighton...

Nestled in the heart of Brighton, this exquisitely renovated three-bedroom, two-bathroom home on St. Nicholas Road seamlessly blends period charm with contemporary elegance. Spanning four beautifully designed floors, this residence has been thoughtfully upgraded throughout, including a stunning loft extension.

Step inside to an inviting hallway on the ground floor, leading to a striking double-length living room. Original floorboards, a characterful period fireplace, and an east-to-west orientation ensure a warm and sunlit space throughout the day. A stylish cloakroom featuring a Perrin & Rowe sink and tap, complemented by an Arabescato marble top, adds a touch of sophistication.

The lower ground floor, meticulously restored and renovated in 2022, offers a truly impressive space. Descending the stairs, you are met with a Crittall-style glass feature, enhancing natural light and elevating the home's bespoke appeal. The bespoke Neptune kitchen is complete with Castrads radiators and a Quooker tap, while a cosy living area provides the perfect setting for relaxation and dining. French Crittall doors open onto a beautifully landscaped and easily managed west-facing garden, where contemporary design meets natural elegance, featuring granite slabs and a striking larch-clad exterior.

On the first floor, two immaculately presented bedrooms are tastefully decorated in a refined Farrow & Ball palette. The bathroom makes a statement, boasting a grand floor-to-ceiling entrance door that reveals a stunningly designed space. An architecturally inspired staircase of glass and wood leads to the top floor, home to the exceptional principal suite. This serene retreat includes a micro-cemented shower room and a private balcony, offering fabulous sea and rooftop views across Brighton.

A rare gem in one of Brighton's most sought-after locations, this property is the perfect fusion of timeless character and modern luxury.

➤ *Asking Price* £850,000

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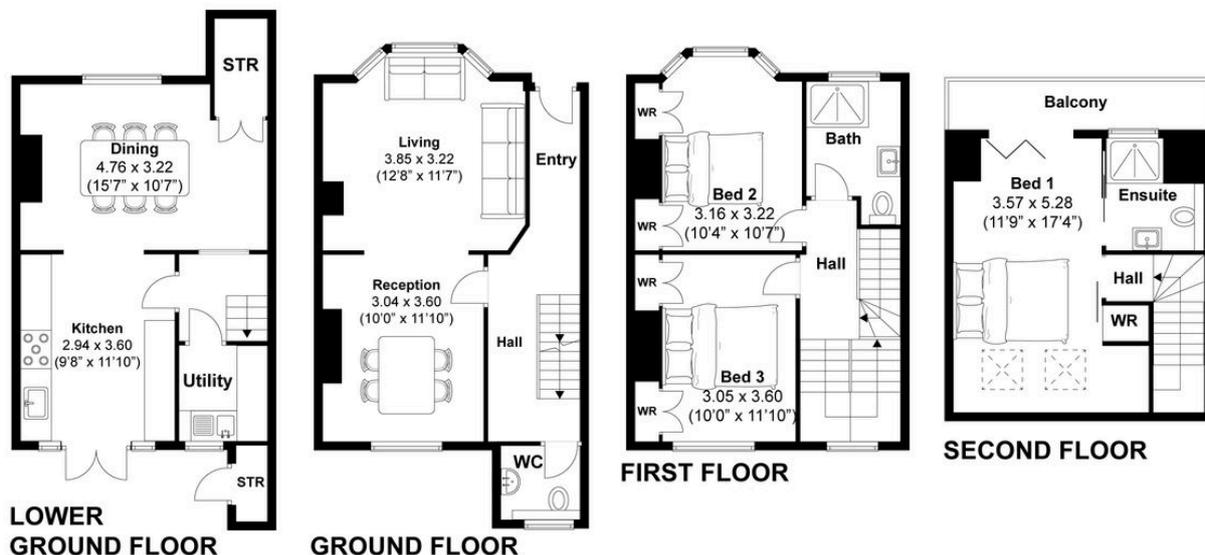
“A private balcony, offers fabulous sea and rooftop views across Brighton”



TOTAL FLOOR AREA:  
1451 sq. ft. (134.8 sq. m.) approx

St Nicholas Road, Brighton  
Approximately 134.8 sqm (1451 sqft) - Excluding Balcony

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# 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

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3. All Measurements are approximate.



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