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48 Exeter Street
Brighton, BN1 5PH

Offers In The Region Of £650,000



48 Exeter Street

A well presented two bedroom Victorian terraced home in the popular Port Hall district of Brighton that offers the opportunity to create additional accommodation (SNPP).

Exeter Street is situated within the highly sought-after Port Hall area of Brighton, just a short stroll from the vibrant Seven Dials, known for its excellent selection of cafés, delis, restaurants, and independent shops. The area is well served by a range of highly regarded schools catering to all age groups, making it ideal for families. Brighton mainline station is also within easy walking distance, offering convenient connections to London and the City for commuters.

- Two Bedroom Victorian Terraced Home
- Favoured Porthall District of Brighton
- Two Reception Rooms
- Kitchen / Breakfast Room
- Spacious Bathroom / W.C. with Separate Shower
- Walled East Facing Patio Garden.
- Potential to Extend (SNPP)
- Short Walk of Seven Dials & Brighton Station.
- Council Tax Band C Epc Rating C





This well maintained home is entered via a welcoming entrance hall that leads into a bright, bay fronted lounge at the front of the property, with a second reception room situated behind ideal for flexible living or entertaining space. To the rear, a spacious kitchen / breakfast room opens directly onto a paved, east-facing garden, perfect for enjoying morning sunlight.

Upstairs, painted wooden stairs lead to a half landing where a generous family bathroom can be found, complete with a WC and separate shower. The first floor offers two well-proportioned double bedrooms.

A pull down wooden ladder provides access to the loft space, which benefits from windows to both the front and rear, as well as useful eaves storage. This versatile area offers excellent potential for conversion into an additional bedroom with en-suite facilities, subject to the necessary consents.

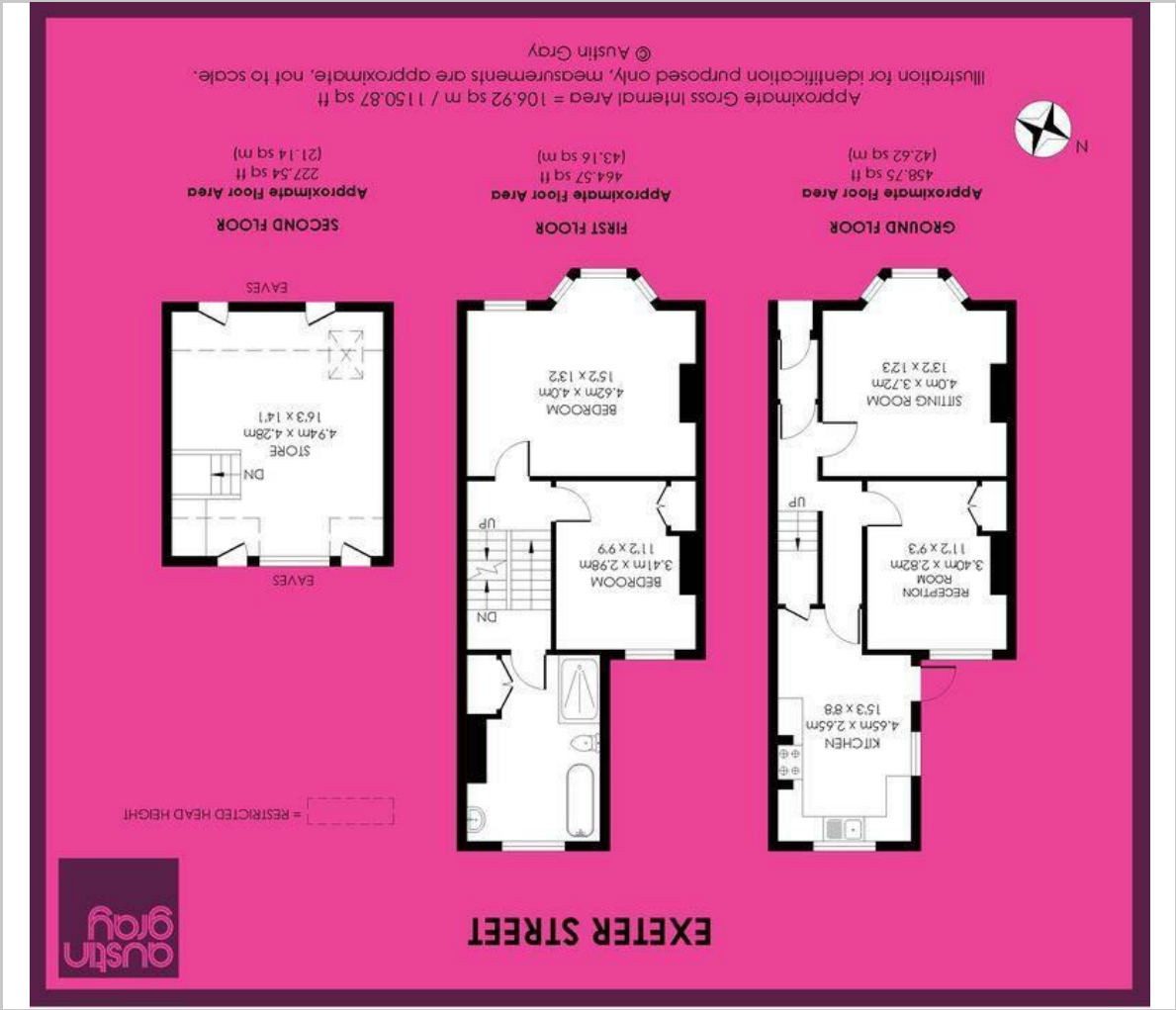
Having been carefully maintained by the current owner, the property presents an excellent opportunity for buyers to personalise and make it their own.



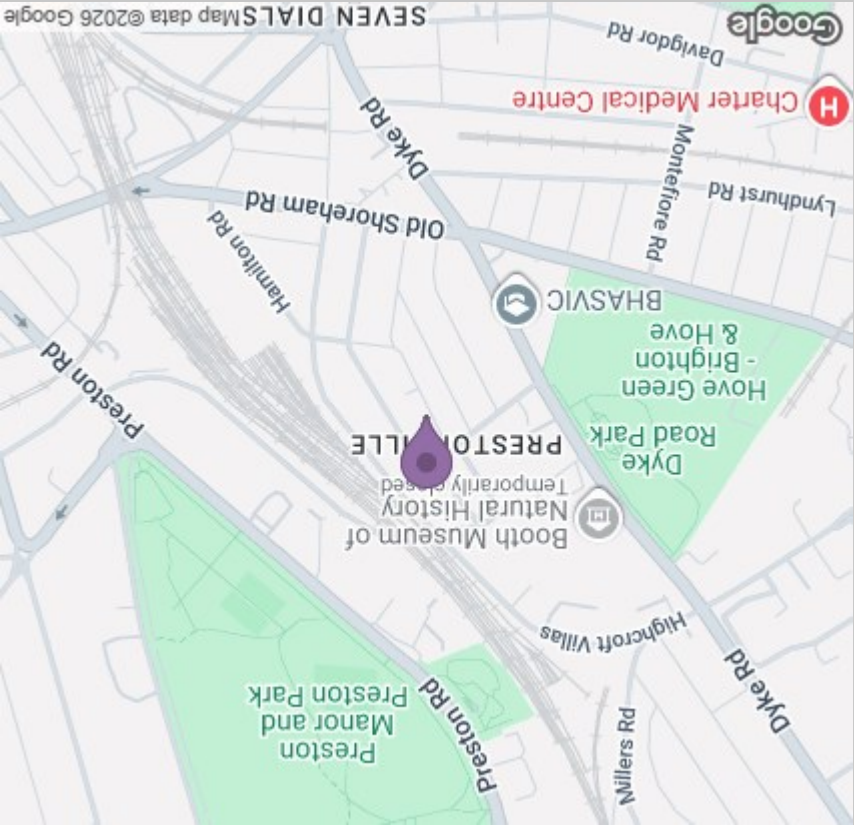
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If you wish to arrange a viewing appointment for this property or require further information, please contact our Austin Gray Residential Office on 01273 232232

Viewing



Floor Plan



Area Map

Energy Efficiency Graph

