



Scotland Street | Brighton | BN2 9WA

**£525,000**

**JS**  
living property  
jacobs | steel



Deceptively spacious with two double bedrooms spread over four substantial floors, this Victorian terrace home is ideal for any growing family. It bears many original features which have been restored and renovated to bring it shining into the 21st Century.



## Key features:

- Victorian Period Property
- Engineered Oak Flooring
- Log Burner
- West Facing Garden
- Wooden Double Glazed Sash Windows
- Catchment For Outstanding Schooling
- Short Walk To Brighton City Centre

 2 Bedrooms

 1 Bathrooms

 0 Living Room

**INTERNAL** The front door will lead you into the front room, where two rooms have been opened into one.

You have wooden double glazed sash windows to the front, with plantation shutters, which really does set the theme for the standard of the property.

You have two bare brick fireplaces, one with a log burner (neg upon price/sale), and bespoke shelving into the recesses.

There is a large window seat, with very clever storage below, oak flooring underfoot, and a wooden sash double glazed window to the rear.

We will now travel downstairs, via an original door.

Encaustic tiles are under your feet, with the kitchen itself consisting of a solid oak work top, with plenty of space for two or more to work. A six-gas ring hob, butler style sink, integrated dish machine, space for a large fridge freezer and is part tiled.

Double glazed wooden French doors will take you out to the west facing garden. Back to the lounge, and we climb the stairs to the landing and turn left into bedroom two.

Again, wooden double-glazed windows to the front, plantation shutters, and another bare brick chimney breast, and original fireplace within with carpet under foot.

More than enough space for a large double bed and of course wardrobe.

We continue through the house, and what was a bedroom, has now been turned into the most amazing bathroom.

You are greeted by a large walk-in shower cubicle, with a large rainfall shower, with a three-quarter height wall that separates that bathroom from the shower.

You have a large bath with centre console taps, W.C. of course and a wall mounted sink with a mirrored cabinet above. Importantly in a bathroom, one has a window, which is a repeat of the doubled sash, which offers wonderful views, over the chimneys of

Brighton to the downs, and as ever complimented by plantation shutters, with a stunning tiled floor under foot. The bathroom really needs to be seen to be appreciated. Our journey then takes us through another original door, and stairs up to the master bedroom.

The centre piece being a stunning large double glazed round window, which again needs to be seen to be appreciated, with stunning views over the roof tops of Brighton.

A dormer gives the room great head height, great space for a large bed and of course wardrobe, with a very useful storage area into the eaves.

**EXTERNAL** West facing garden comprises of shingled lower garden before steps take you up to the upper lawned garden. Raised flower beds go round the edge of the garden, and the fence and surrounding mature planting offers good privacy.

**LOCATION** Shops: Local 2 mins, Churchill Square 10 mins on the bus

Train Station: Brighton Station is a 15-20 min walk

Seafront or Park: Queen's Park 3 min walk, the Seafront 15 min walk

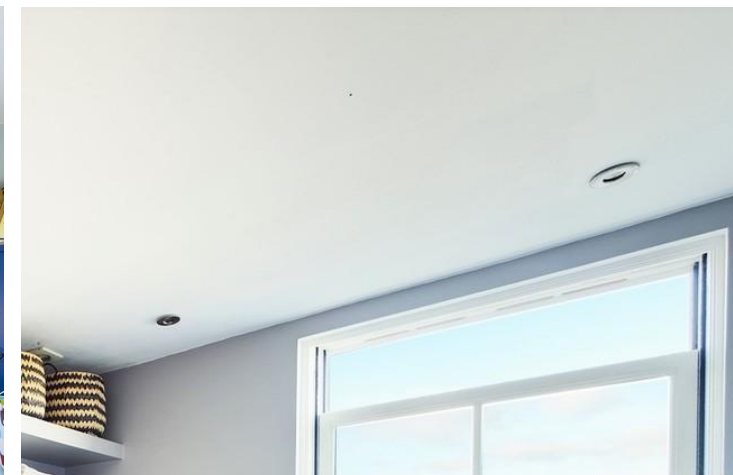
Closest Schools:

Primary: St Luke's Primary, Elm Grove Primary

Secondary: Vamdean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Windlesham Prep

This stylish home is situated in a popular area with lots of local shops and green spaces on your doorstep. The city centre shopping districts, universities and the beach are within easy reach, and this house also offers easy access to the A23 and A27 as well Brighton Station with its regular, fast links to the airports and London.





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## Property Details:

Tenure: Freehold

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.