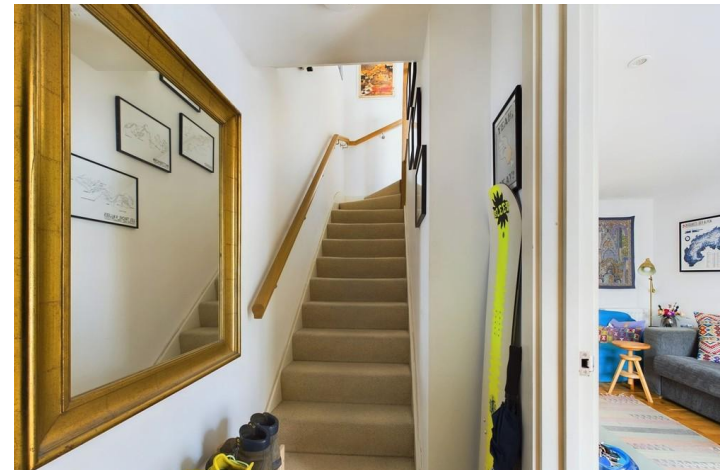




Bath Street | Brighton | BN1 3TB
Guide Price **£500,000 - £550,000**



Fantastic opportunity to own this Two double bedroom Mews house located within Seven Dials, a few minutes walk to Brighton Mainline Train Station.



Key features:

- Private Mews
- Front & Rear Outside Space
- Two Double Bedrooms
- NBW Still Valid
- Downstairs WC
- Bike Storage
- Juliet Balcony
- Close to Brighton Station
- Central Location

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL The property is well presented throughout and benefits from front and rear courtyards. On the ground floor there is a spacious open plan living area, partitioned in two by a partial wall makes the living area still feel cosy, through to the kitchen/diner, space for a large table in the middle of the kitchen, perfect for entertaining whilst cooking. Appliances include integrated dishwasher, hob/electric oven, fridge/freezer, and space for the washing machine to be plumbed in. A sliding door leads out to a small patio area. Upstairs there are two double bedroom, larger master bedroom to the front with a Juliet balcony. Fully equipped bathroom with bath and separate walk-in shower cubicle.

EXTERNAL This home comes with two outside area. One towards the front and the other towards the rear. The area towards the front has a social feel to it whilst keeping privacy when needed. Off the kitchen is the rear courtyard which houses a storage shed.

LOCATION The apartment is situated in the West Hill Conservation area and is only a stone's throw from the Seven Dials, which offers a range of local independent amenities: with its popular shops, restaurants and cafes. St Nicholas Rest Gardens, which includes a park and children's play area, is across the road. Brighton's extensive shopping facilities at Churchill Square, the South Lanes and North Laine are accessible on foot as are the promenade and beach. Brighton's mainline railway station can be found a short distance away, providing regular services to Gatwick, London and beyond.





Floor 0



Floor 1



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

CIRAFFE300



%epcGraph_c_1_330%

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.