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1 Little East Street

Brighton, BN1 1HT

£450,000

A pretty Freehold house that spans three floors linked by oak stairs with tiled risers that offers a variety of uses as it has two separate street entrances. It is situated in the heart of Brighton town centre / The Lanes and is within a moments' walk of Brighton's pebbled beach.

Make this stunning home your own as a single residence with two en-suite bedrooms divided by a well-appointed open plan lounge and kitchen on the first floor, or maybe a one-bedroom apartment with its own street entrance arranged over the top two floors with a ground floor studio room with en-suite with its own street entrance (snpp that maybe required) Either way, this is a great opportunity to own a freehold house in the centre of the City centre, whether as your own home, a holiday home or investment.

Currently the ground floor has a reception room or bedroom with an adjoining wet room / W.C. and a further door leading through to an entrance vestibule with a second front door to the side and a separate external storeroom / boiler house outside that is ideal for storing bikes etc.

On the first floor is an open plan lounge that has a built in 'L' shaped sofa creating two additional single beds, with linen storage under and the kitchen has marble surfaces, integrated appliances, a washing machine and fridge.

On the second floor is a bedroom with a built-in double bed with storage under, feature brick wall and fitted shelving, whilst sitting beneath an opaque window is a feature freestanding bath. Additionally, there is a separate modern white showroom/WC.

- Ideal Home, Investment or Holiday Home
- Arranged Over 3 Floors with 2 Separate Entrances
- Ground Floor : Bedroom / Reception Room
- Wet Room / W.C.
- First Floor : Open Plan L Shaped Lounge / Kitchen
- Second Floor : Bedroom With Oval Bath
- Shower Room / W.C.
- Freehold House
- City Centre Living. Council Tax Band C
- NO CHAIN. Sole Agents.

Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



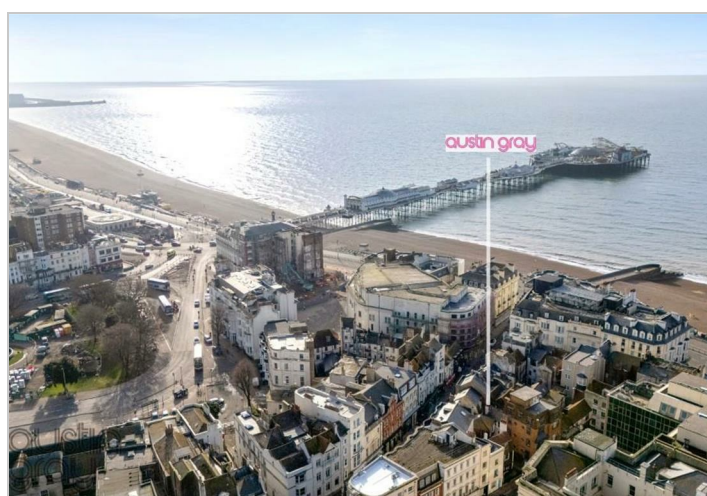
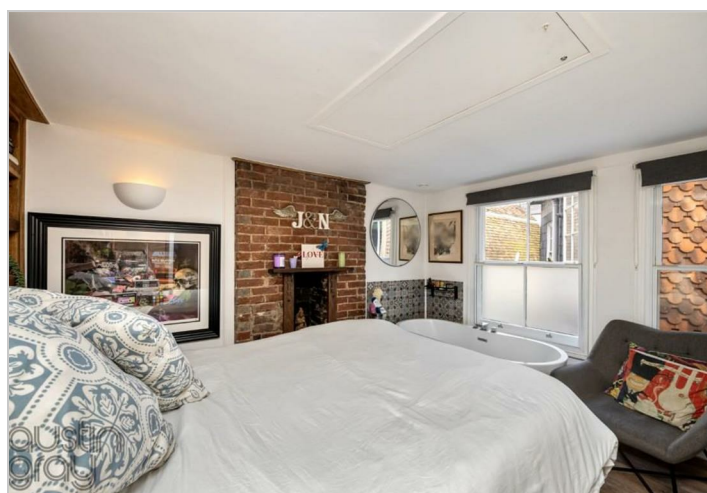
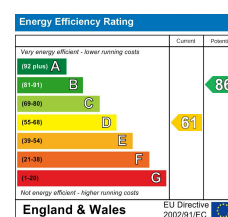
Floor Plan



Area Map



Energy Efficiency Graph



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