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## 40 Exeter Street

Brighton, BN1 5PH

Price Guide £725,000

Price guide £725,000 - £750,000

A beautifully presented and sympathetically extended three double bedroom Victorian terraced home in the favoured Port Hall district of Brighton.

Exeter Street forms part of the favoured Port Hall district of Brighton and is a short walk of the bustling Seven Dials where an array of cafes, delis, restaurants and shopping facilities can be found. Schools catering for all age groups are well represented in the local area and Brighton mainline station is a short walk away providing north-bound commuters with links to London/the City.

Brought to the market in what is considered to be very good throughout having been well maintained in recent years the property boasts a wealth of character and charm as evidenced by many cast-iron fireplaces with marble surrounds, stripped and polished wooden floors and ornate ceiling corning, an extended kitchen/breakfast room with Silestone work surfaces and integrated appliances and rear patio garden.

- Beautifully presented family home in sought after Port Hall district of Brighton
- Close to good local schools and walking distance to Brighton station and Seven Dials
- Extended kitchen/breakfast room with Silestone work tops
- Through lounge/dining room leading through to kitchen
- Three double bedrooms
- Spacious bathroom with free standing bath and separate shower in addition to a separate cloakroom
- Retains character and charm with cast-iron fireplaces and ornate corning
- Walled patio garden
- Internal viewing highly recommended

### 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.

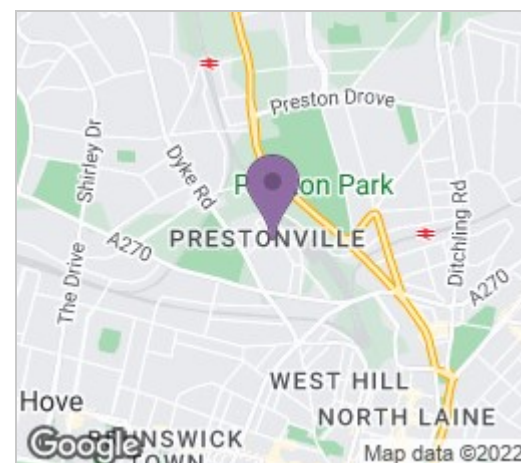




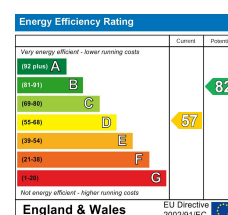
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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