



FOSTER
&
CO.

Florence Road

Brighton, BN1 6DL

Guide price £1,950,000

A beautifully refurbished double fronted Edwardian family residence offering 5 bedrooms, 3 bathrooms and approximately 3,033 square feet of meticulously designed accommodation, finished to an exceptional standard throughout and complemented by a professionally landscaped rear garden.

The property has undergone a comprehensive refurbishment with a clear emphasis on quality, craftsmanship and timeless design. Retaining elegant period proportions at the front of the house, the interior seamlessly blends classic Edwardian detailing with contemporary luxury living across three well planned floors.

At the heart of the home is an impressive open plan kitchen, dining and seating area, flooded with natural light via roof lanterns and expansive glazing opening directly onto the garden. This outstanding space incorporates a bespoke kitchen with marble work surfaces, a substantial island with seating, high specification integrated appliances and a defined seating area featuring a bespoke media wall, creating a highly functional yet refined environment ideal for modern family living and entertaining. Herringbone flooring runs throughout the ground floor, reinforcing the sense of scale and cohesion.

The formal reception rooms to the front retain their period charm, with tall ceilings, ornate corning, bay windows and feature fireplaces, providing versatile and beautifully proportioned living spaces.

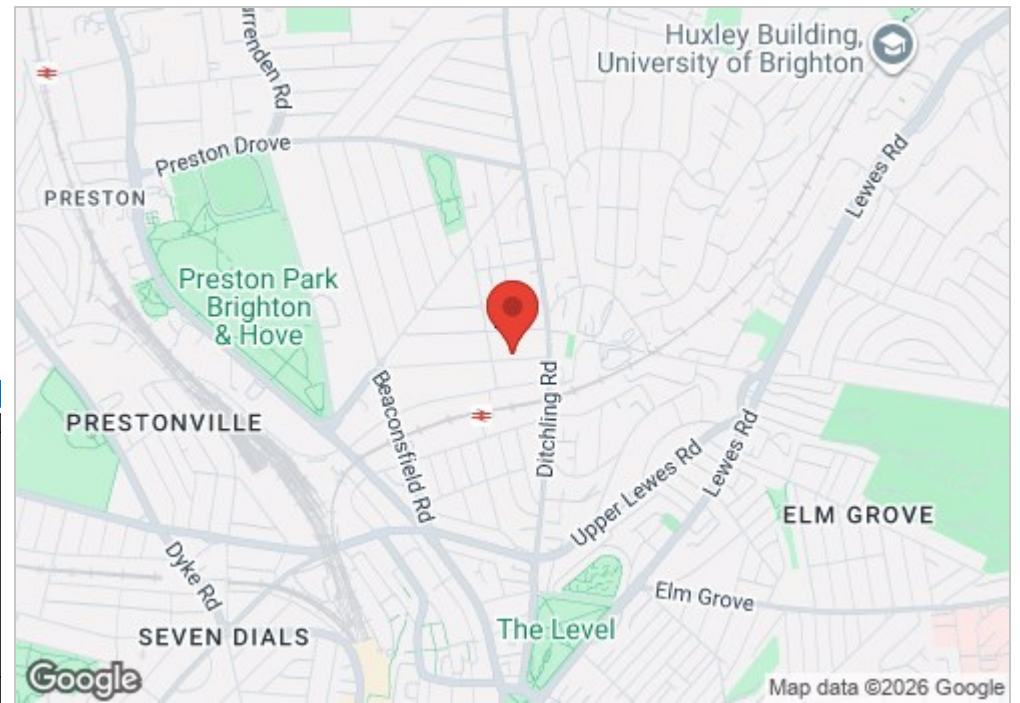
The bedroom accommodation is arranged across the upper floors. The principal suite offers a walk through wardrobe leading to a luxury marble en suite shower room. The top floor provides two further bedrooms, one of which benefits from a large fitted dressing room and an accompanying high specification shower room, creating an ideal guest suite or secondary principal bedroom arrangement. The remaining bedrooms are generous doubles, served by a collection of elegant marble bathrooms finished to a consistently high standard.

Externally, the landscaped rear garden has been carefully designed to provide a tranquil and private setting, with paved seating areas and mature planting, ideal for outdoor dining and family use.

Florence Road is a highly regarded residential address, well positioned for local amenities, excellent transport links and highly rated schools, making this an outstanding turnkey home in one of Brighton and Hove's most desirable locations.

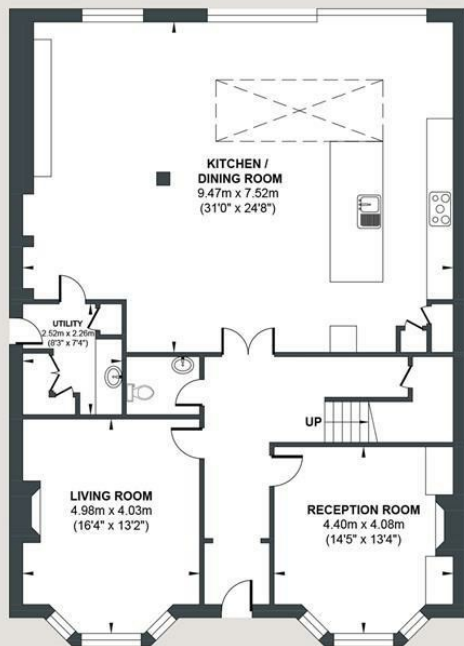
- Fully refurbished Edwardian family home
- Approx. 3,033 sq ft of beautifully finished accommodation
- Bespoke kitchen with marble work surfaces and island
- Principal suite with walk through wardrobe and en suite
- Retained period features including bay windows and corning
- 5 bedrooms and 3 luxury bathrooms
- Exceptional open plan kitchen, dining and seating area
- Media wall seating area opening onto the garden
- Top floor suite with dressing room and high spec shower room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

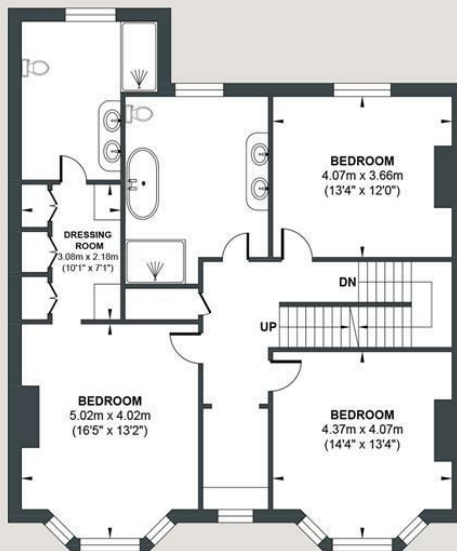


FLORENCE ROAD

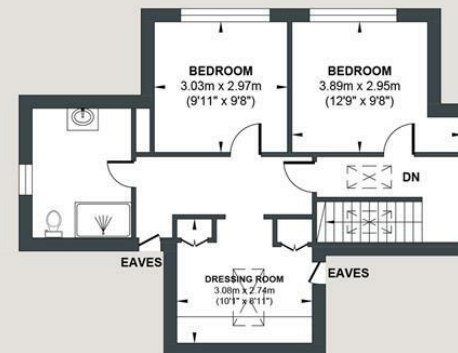
Approx. Gross Internal Floor Area = 281.82 sq m / 3033.47 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



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 GROUND FLOOR
 Approximate Floor Area
 1429.55 sq ft
 (132.81 sq m)



FIRST FLOOR
 Approximate Floor Area
 1079.51 sq ft
 (100.29 sq m)



SECOND FLOOR
 Approximate Floor Area
 524.41 sq ft
 (48.72 sq m)



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We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



