



# Norfolk Buildings

Brighton, BN1 2PZ

**Asking price £1,200,000**

Approached from the peaceful mews, the house immediately stands out for its distinctive character and bold contemporary styling. The accommodation is arranged over three floors and offers an excellent balance of practicality, design and entertaining space, with modern technology thoughtfully integrated throughout including TV and Cat6 cabling to every room, ideal for home working and seamless streaming.

The ground floor centres around an impressive open plan kitchen and reception space, designed for modern living and entertaining. The kitchen is fitted in a sleek contemporary style with a central island, generous storage and ample space for dining and relaxing. A particularly valuable feature is the internal door leading directly into the garage, providing outstanding convenience. Unlike many city garages, this is genuinely functional and can accommodate a good sized car while still offering space for bicycles, paddleboards, wetsuits and additional storage. The garage also houses the boiler, plumbing, consumer unit and space for a tumble dryer, while a 16 point gigabit switch and Cat 5 network throughout the house provide exceptional connectivity.

The first floor offers three bedrooms and the principal bathroom. The principal bedroom enjoys a peaceful outlook over the mews frontage through sash windows fitted with secondary glazing and plantation shutters, and benefits from a walk in wardrobe area and a contemporary en suite shower room. A further double bedroom and an additional guest bedroom provide flexible accommodation for family, visitors or home office use. The family bathroom is well appointed with a spa bath and shower attachment, wash hand basin with storage below, heated towel rails and a low level WC.

Occupying the top floor is a superb vaulted sitting and family room, an outstanding space with excellent ceiling height and an abundance of natural light. Four French doors open directly onto the private roof terrace, creating a seamless connection between inside and out and making this an ideal floor for entertaining or relaxing.

The roof terrace is a true highlight of the home and offers a wonderfully private outdoor retreat in the centre of the city. Thoughtfully designed, it features a vertical evergreen plant wall with automated irrigation, together with a high quality automated awning with integrated lighting and infrared heating, allowing for comfortable outdoor dining and enjoyment across much of the year.

This is a highly unusual and versatile Brighton home, combining historic character with stylish modern living, practical garaging and superb outside space, all just moments from the seafront.

## Location Description

Norfolk Buildings is a highly regarded central Brighton address, perfectly positioned just moments from the seafront and within easy reach of the city centre. Brighton's wide range of independent shops, cafés, restaurants and popular pubs are all close by, along with the vibrant atmosphere of the nearby Lanes and Western Road. Brighton railway station is also readily accessible, making the property particularly well suited for those seeking a main residence, London base or exceptional second home by the sea.

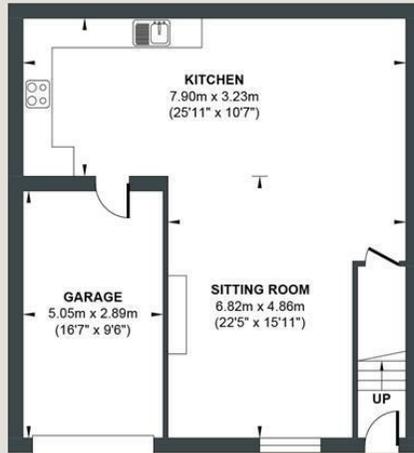
- Three bedroom mews house, approx 1,734 sq ft including the garage
- Internally designed to a high standard
- Superb top floor vaulted sitting and family room
- Principal Bedroom with wardrobe and en suite shower
- Integral garage providing secure parking, storage and utility space
- Forming part of one of Brighton's historic buildings
- Open plan kitchen and reception space
- Private roof terrace with automated awning
- Additional family bathroom plus two further bedrooms
- Central Brighton Location

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	79
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



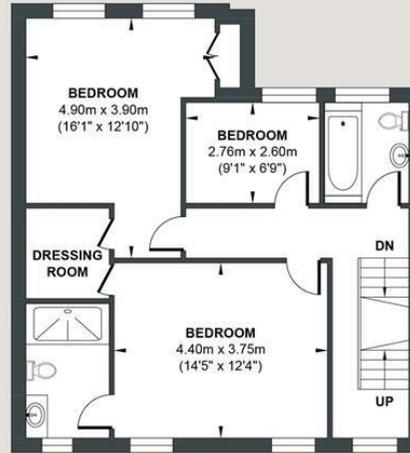
# NORFOLK BUILDINGS

Approx. Gross Internal Floor Area (Including Garage) = 161.1 sq m / 1734.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



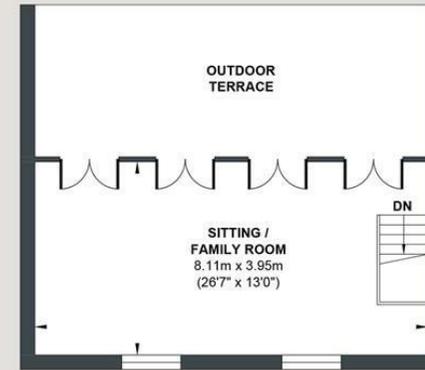
GROUND FLOOR

**Approximate Floor Area**  
729.80 sq ft  
(67.8 sq m)



FIRST FLOOR

**Approximate Floor Area**  
664.10 sq ft  
(61.7 sq m)



SECOND FLOOR

**Approximate Floor Area**  
340.1 sq ft  
(31.6 sq m)



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All measurements are approximate



