



34 Eaton Place

Brighton, BN2 1EG

Guide price £1,150,000

Set behind an attractive bay fronted facade, the house immediately impresses with its scale, natural light and retained original detail, including ornate cornicing, ceiling roses, sash bay windows with shutters and feature fireplaces.

The principal living accommodation is arranged over the ground floor and is ideal for both day to day living and entertaining. There is a superb front sitting room with bay window and fireplace, a separate dining room, and a high specification kitchen positioned to the rear, accessed from the hall, and fitted with contemporary cabinetry and quality integrated appliances. A ground floor WC completes this level.

A key highlight is the lower ground floor, which benefits from its own private entrance as well as an internal staircase connecting to the main house. This level offers excellent flexibility, with a large double bedroom, a separate sitting room, shower room, utility room and additional storage, making it ideal for guests, older children, or working from home.

Across the upper floors, there are three further double bedrooms and two bath and shower rooms, all finished to a smart, modern standard while remaining sympathetic to the period style.

To the rear, there is a private walled patio garden, ideal for morning coffee, entertaining, or a low maintenance outdoor space in a central setting.

Location

Eaton Place is exceptionally well placed for families and professionals alike, being within easy reach of Brighton College, widely regarded as one of the area's standout private schools and a significant draw for families relocating to the city from across the UK and overseas. The property is also conveniently positioned for Royal Sussex County Hospital, making it a superb option for medical professionals and anyone wanting quick access to the hospital campus.

The city centre is close at hand for a broad range of independent shops, cafes and restaurants, and for those who enjoy coastal living, Brighton Beach is quite literally at the end of the road, offering an easy stroll to the seafront, promenades and beachfront amenities.

- Freehold Victorian townhouse arranged over four floors
- Four genuine double bedrooms
- Lower ground floor with private entrance plus internal connection
- Elegant sitting room with bay window, shutters and feature fireplace
- Walled rear patio garden, ideal for low maintenance outdoor space
- Approx 2,659 sq ft of internal accommodation
- Three bath and shower rooms
- High specification kitchen and contemporary finishes throughout
- Retained period detail including ornate cornicing and ceiling roses
- Short walk to Brighton College, Royal Sussex County Hospital and Brighton Beach

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	



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