

Powis Grove

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Brighton





## We know just the place...



A beautiful home situated in the heart of Brighton, which has been lovingly refurbished with high specification fixtures and fittings. The property has spacious living accommodation, high ceilings and large sash windows flooding each room with natural light accompanied by original victorian pine floorboards that have been repaired and restored throughout. The attention to detail and quality that has been put into this home is evident.

The property offers flexible internal space with two large double bedrooms one with an en-suite and fitted floor to ceiling wardrobes. To the rear of the property is a newly-fitted bespoke contemporary kitchen with hardwood work-surfaces, integrated appliances and double width Villeroy & Boch butler sink. Both bathrooms are beautifully refurbished to the highest standard, complete with new designer fittings, WC's and wash-hand basins. The large living/dining area has two south facing windows and been cleverly re-designed, and an additional further basement with a separate study, utility room and entertaining area complete with ample bespoke joinery storage. This is high quality, ready to move in home also benefits from a secure south-facing, private and tranquil walled courtyard patio.

Located within minutes of the seafront, the shopping area of Western Road and the Laines, this beautiful apartment has easy access to all Brighton & Hove has to offer, but is on a quiet residential street. This elegant home is also conveniently located for schools, local parks, and its proximity to Brighton Station, with excellent links to Gatwick and London making this a viable property for those who need to travel or commute.



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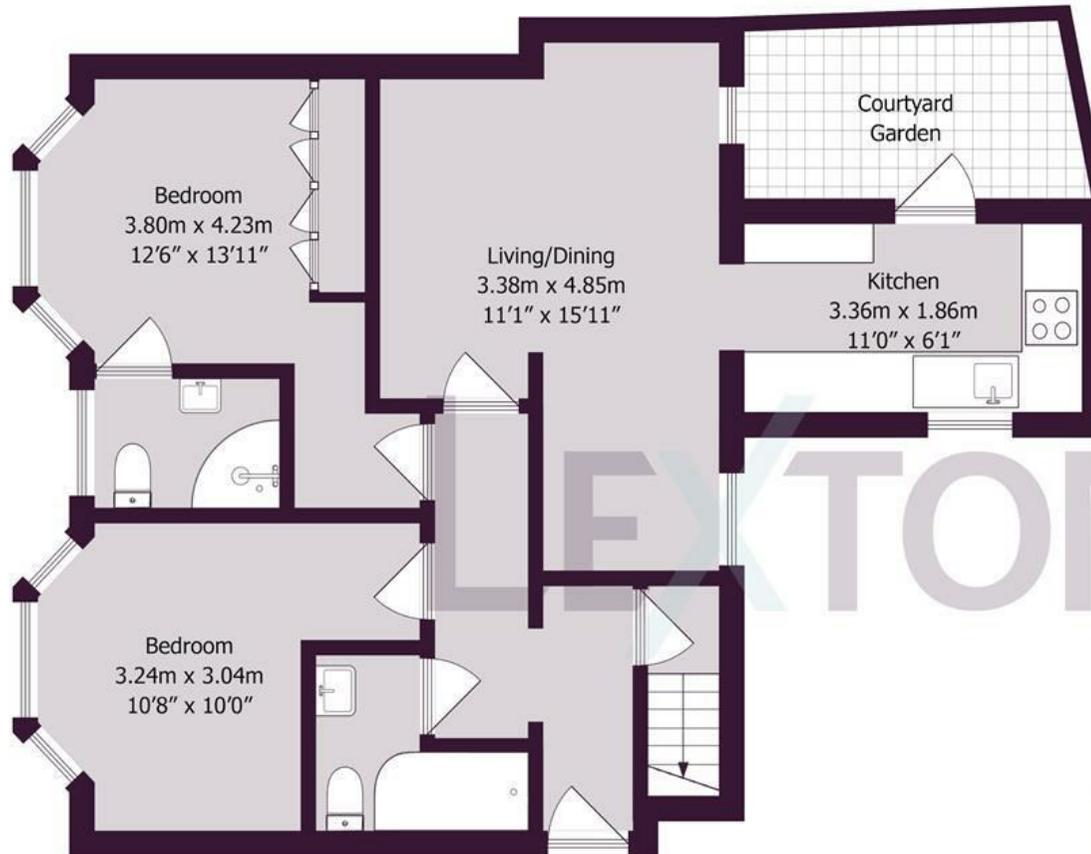


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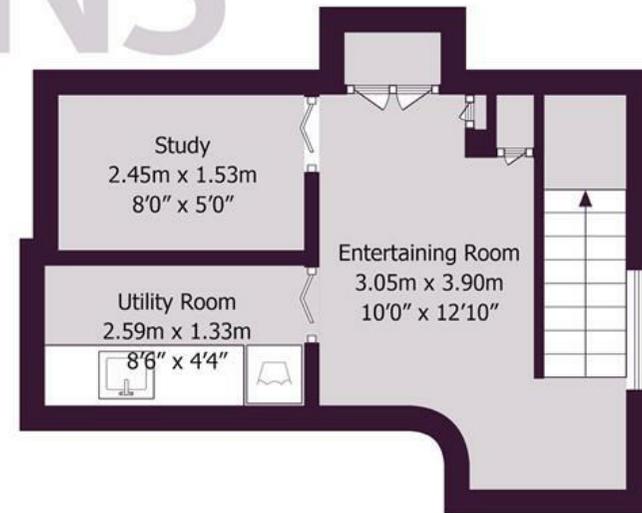


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## Ground Floor



## Lower Ground Floor



Approximate gross internal floor area 72.1 sq m/ 776 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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