

# Powis Square

## Brighton



# Powis Square Brighton



6  
BEDROOM

4  
RECEPTION

3  
BATHROOM

## About the property

A rare opportunity to acquire an elegant Grade II listed period townhouse set on one of Brighton's most prestigious crescent squares, within the highly sought-after Clifton Hill Conservation Area.

Arranged over five floors, the property offers substantial and versatile accommodation, rich in character and retaining a wealth of original period features throughout.

The grand entrance hall leads to a formal dining room overlooking the square's central gardens, with panelled doors opening through to a bright, southerly facing kitchen featuring shaker-style cabinetry, marble worktops, and a range cooker. Further benefits include a downstairs WC, utility room, and storage. French doors open onto a sunny terrace with steps down to a south-facing garden.

The first floor hosts impressive through-reception rooms, including a front drawing room with full-width bowed sash windows, ornate mouldings, and an elegant marble fireplace, opening to a further south-facing reception room.

The upper floors provide four generous bedrooms, including a full-width principal bedroom with bowed window overlooking the square, a bedroom with en-suite shower room, a family bathroom, and a top-floor bedroom enjoying sea views.

In addition, a separate one-bedroom flat occupies the lower ground floor, offering open-plan living, a well-appointed kitchen, and access to a south-facing courtyard garden. The flat is currently let, achieving £1,500 per calendar month. Additional storage is available via loft space and an external store.

Powis Square is peacefully located close to Seven Dials, Brighton mainline station, the seafront, North Laine, and central Brighton, offering easy access to an array of independent cafés, shops, and restaurants.







## What the owner says

It was love at first sight.

A house virtually untouched by time and overflowing with period detail. An elegant, classically proportioned square. Quiet and secluded; yet just a short walk from the seafront, the station and the centre of town.

Powis Square really is Brighton's hidden gem. No wonder we've loved living here and being part of the community here for over 25 years, yet there are many in the square who have been here even longer than we have. Once you arrive, it's difficult to leave.

It's going to be very hard to move on; but the time has come for us to do just that. Hopefully number 20 will be going to a good home.



SCAN HERE TO OFFER ON THIS PROPERTY

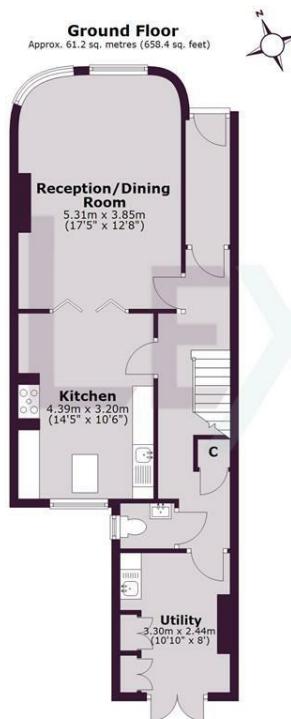




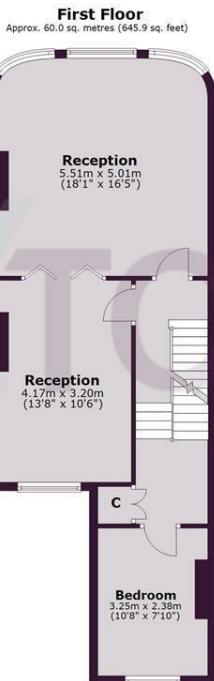
**Basement**  
Approx. 70.3 sq. metres (756.9 sq. feet)



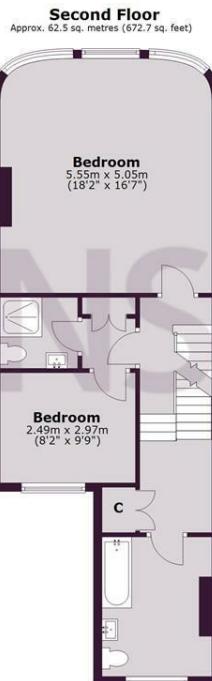
**Ground Floor**  
Approx. 61.2 sq. metres (658.4 sq. feet)



**First Floor**  
Approx. 60.0 sq. metres (645.9 sq. feet)



**Second Floor**  
Approx. 62.5 sq. metres (672.7 sq. feet)



**Third Floor**  
Approx. 45.1 sq. metres (486.0 sq. feet)



Total area: approx. 299.1 sq. metres (3219.9 sq. feet)

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**LEXTONS**

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