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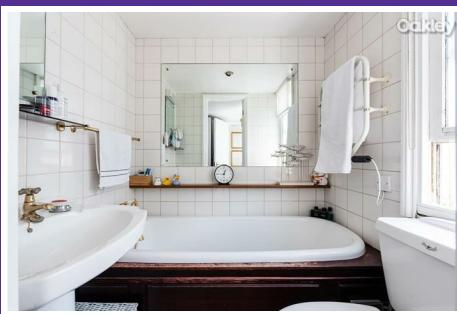
Dean Street, Brighton, BN1 3EG



Offers Over £725,000



- Beautifully Presented
- Two Bathrooms
- 37' Lounge
- Montpelier & Clifton Hill Conservation Area
- Charming Patio Garden
- Three Storey Georgian House, Circa 1829
- Three Bedrooms
- Within Walking Distance of Brighton Station
- Central Location
- 116m² / 1251ft²



The Property

The lovely red composite front door leads to the hallway with door to the lounge and stairs to upper floors. The lounge stretches 37' from the bay window at the front to the patio doors at the rear. Plenty of space for lounging, dining, entertaining or working. The luxurious roof lantern sky light that lets the light flood in to the rear of the lounge was new in 2019. The modern kitchen also leads out on to the delightful patio, perfect for popping out for a cuppa or entertaining guests. On the first floor you will find two generous double bedrooms and the superbly appointed spacious bathroom. Upon the top floor the main bedroom offers room for plenty of furniture, has a built in recessed cupboard and the en-suite bathroom. The current owners have sympathetically updated and maintained the property to a high standard including, triple glazed windows to the front (2016), new double glazed uPVC window to loft room front dorma, new guttering to the front, damp proofing, chimneys have been coated with a waterproof membrane, bird scarers on the entire roof, all the paintwork is Farrow and Ball. The Aqualisa shower, auto bathroom extractor fan are controlled via an app on your phone as does the Hive heating. Bathroom replaced in 2021. Wooden plantation shutters fitted apart from the bathroom and loft bedroom.

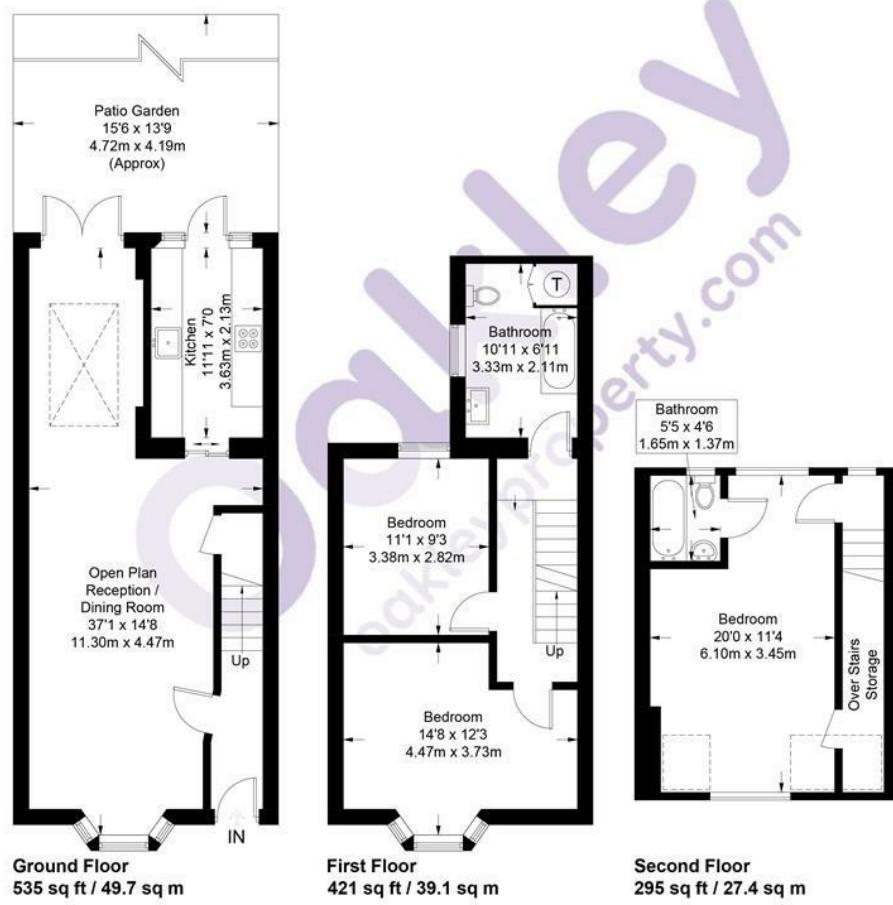
The Location

Dean Street is located in central Brighton, between Upper North Street and Western Road. This fantastic location offers a variety of amenities right on the proverbial door step, including high street shopping, restaurants, cafes, pubs, bars and entertainment facilities. Churchill Square Shopping Centre (0.2 miles), Waitrose Supermarket (0.2 miles), The North Laine (0.4 miles), Brighton Seafront (0.3 miles), Brighton Palace Pier (0.8 miles), Brighton Dome (0.6 miles), Brighton Royal Pavilion (0.5 miles), Odeon Multiscreen Cinema (0.4 miles), The Komedia (0.6 miles), Brighton Mainline Railway Station (0.6 miles), bus routes closely located, the A23 & A27 all offer easy access around Brighton & Hove and into London.



T: 01273 688881

Floor Plan



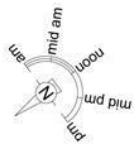
Approximate Gross Internal Area = 1219 sq ft / 113.2 sq m
(Excluding Reduced Headroom)

Reduced Headroom = 32 sq ft / 3.0 sq m

Total = 1251 sq ft / 116.2 sq m

= Reduced head height below 1.5m

Illustration for identification purposes only,
measurements are approximate, not to scale. © Oakley Property 2022





Location Map



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Notes

Tenure Freehold
Council Tax Band E

Brighton & Hove City Office
Residential Sales & New Homes

T 01273 688881
E brighton@oakleyproperty.com

Shoreham-by-Sea Office
Residential Sales,
Lettings & New Homes

T 01273 661577
E shoreham@oakleyproperty.com

Lewes Town & Country Office
Residential Sales,
Lettings and New Homes

T 01273 487444
E lewes@oakleyproperty.com

The London Office
Residential Sales

T 020 839 0888
E enquiries@tlo.co.uk

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