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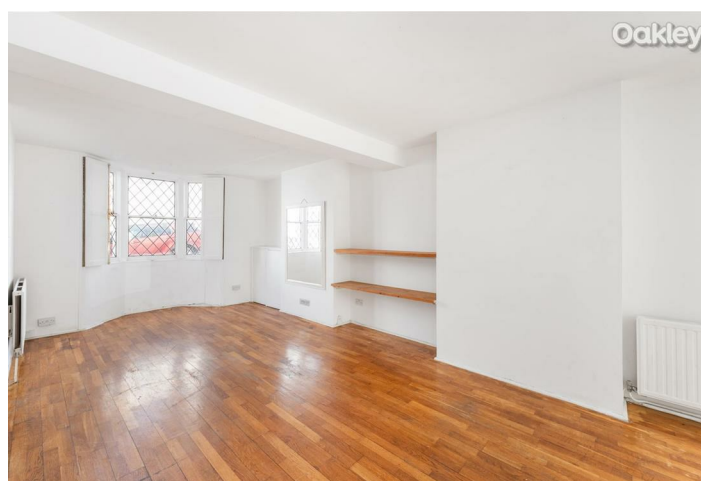


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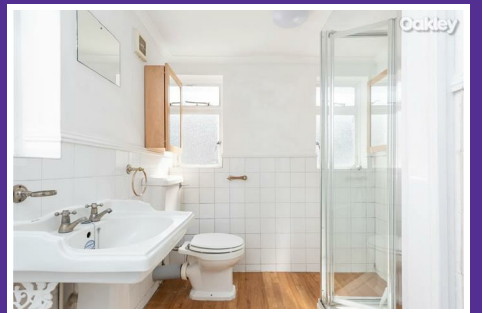
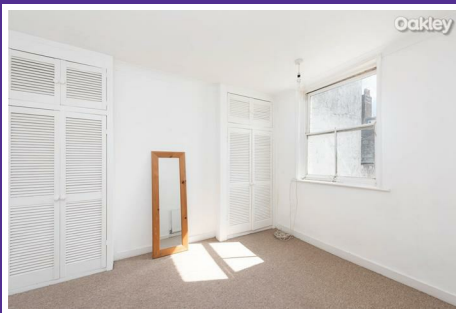
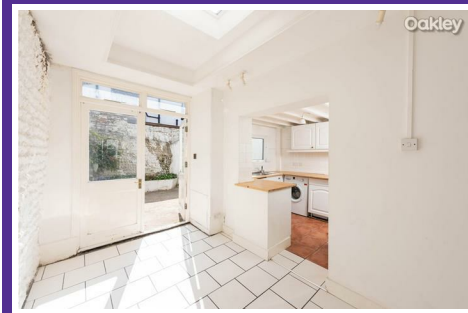
**Dean Street, Brighton, BN1 3EG**



**Offers In Excess Of £600,000**

3 1 2 2 D

- Attractive Period House
- Central Brighton
- Three Sizable Bedrooms
- Double Aspect Principal Bedroom
- In Need Of Modernisation
- Open Plan Living Area
- West Facing Roof Terrace
- Patio Garden
- Internal Floor Area 116 SQ.M / 1248 SQ.FT
- NO CHAIN



### The Property

An attractive period house located in a central position to the north of Western Road in Brighton. The well-proportioned accommodation is in need of certain modernisation and is arranged over three floors. On the ground floor is an open plan living room and a kitchen/dining room with double doors leading to a patio garden. On the first floor is a landing, a double aspect bathroom and two sizeable bedrooms. On the top floor is a bright and airy double aspect principle bedroom with access to a west facing roof terrace. This is a fantastic opportunity for the successful buyer to put their own stamp on a property and make something really special.

### The Location

Dean Street is located in central Brighton, just off Western Road. The location offers a variety of amenities right on the door step, shops, retail, restaurants, cafes, pubs, bars and entertainment facilities are all located along Western Road, Church Road (0.8 miles), & North Street (0.3 miles). These facilities include Churchill Square Shopping Centre which holds numerous shopping, dining and entertainment options. In addition, the North Laine (0.4 miles), Brighton Seafront (0.3 miles) & Brighton Pier (0.9 miles) all offer additional dining, shopping and entertainment facilities. For example, Brighton Dome (0.6 miles), Brighton Royal Pavilion (0.5 miles) & Brighton Komedia (0.6 miles). Furthermore, 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





