

**ELLIOTTS**

# Victoria Street, Brighton BN1 3FQ

Guide Price £800,000 to £825,000 Freehold





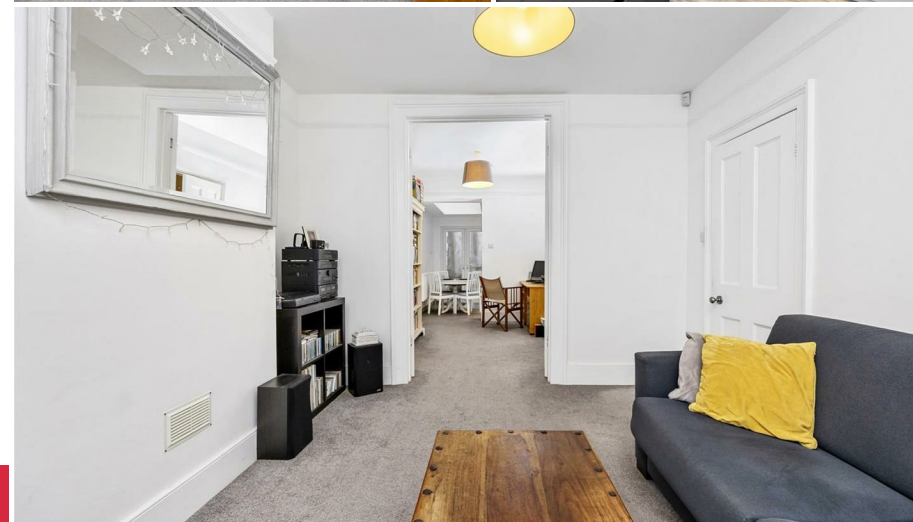




# 42 Victoria Street Brighton, BN1 3FQ

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ELLIOTTS are delighted to offer this ATTRACTIVE TOWN CENTRE RESIDENCE in one of Central Brighton's MOST SOUGHT AFTER ROADS In the heart of the PRESTIGIOUS CLIFTON HILL CONSERVATION AREA, Contemporary themed and superbly presented, accommodation extending to around 88 square metres/948 square feet, SIDE RETURN EXTENDED to form a FEATURE REAR KITCHEN/DINING AREA, with the added benefit of a small REAR GARDEN ROOM/HOME OFFICE SPACE.



- Prestigious Clifton Hill Conservation Area
- Contemporary Themed
- Small Garden Room/Home Office Space
- Large Through Living Room
- Two Bedrooms
- In The Heart Of Central Brighton
- Side Return Extended Kitchen/Dining Room
- c88 Sq Mtrs/948 Sq Ft
- Modern Bathroom Including Separate Shower
- Rear Patio Garden





Victoria Street is highly regarded as one of Central Brighton's most sought after roads, in the heart of the Clifton Conservation Area on the very door stop of the city's vast array of coffee and retail shops, and just a few minutes walk from the bustling social and entertainment hub around Western Road, Churchill Square and the famous Lanes.

Completely modernised a few years ago, the house has neutral white décor and a contemporary theme likely to suit the majority of tastes. Recent improvements have included gas fired central heating and sealed unit double glazed sash windows, together with a modern kitchen with fridge, freezer, cooking appliances, washing machine and dishwasher all included, and the modern bathroom has both a bath and separate shower. Both the kitchen and bathroom have underfloor heating.

Extended into the side return on the ground floor, the combined kitchen/dining room is a real feature, with a lantern style sky light and to the rear, an enclosed patio which provides access to a small Garden Room which has power, light and heating, and would make an ideal hobbies space or home office space.

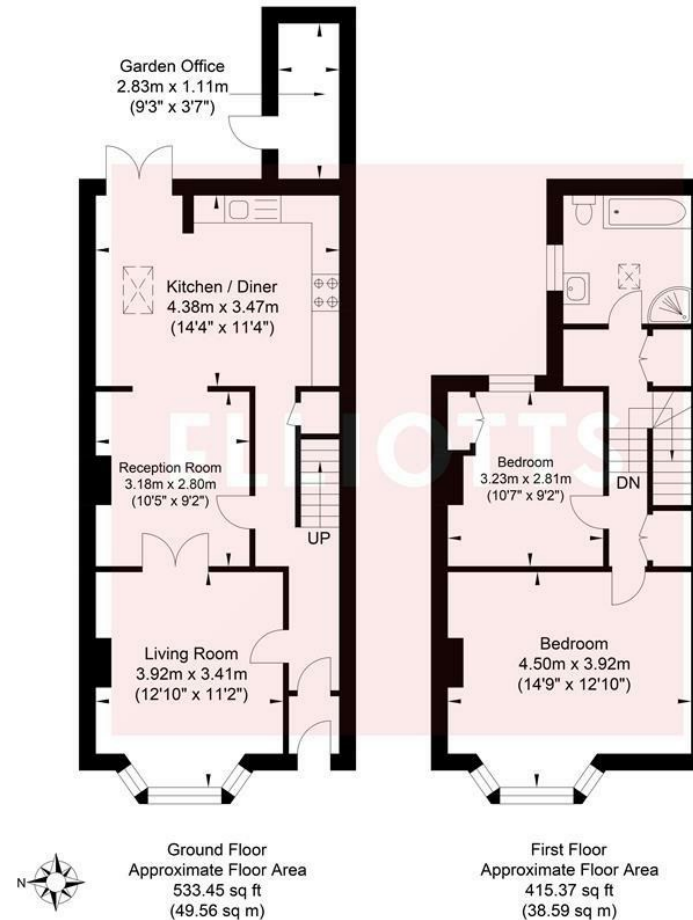






## Floorplan

# Victoria Street

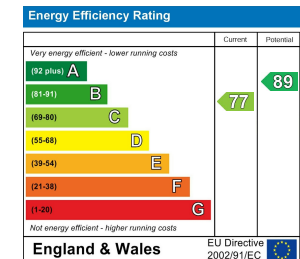


Ground Floor  
Approximate Floor Area  
533.45 sq ft  
(49.56 sq m)

First Floor  
Approximate Floor Area  
415.37 sq ft  
(38.59 sq m)

Approximate Gross Internal Area = 88.15 sq m / 948.83 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Energy Performance Graph



## Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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