



Sillwood Mews  
Brighton

HEALY  
& NEWSOM

EST. 1990





# Sillwood Mews, Brighton, BN1 2PS

\*\*Guide Price £450,000 to £500,000 \*\*

This charming end terrace house offers a delightful blend of modern living and historical charm in the heart of Brighton. Situated in a picturesque Mews with two double bedrooms and a contemporary shower room, this property is perfect for those seeking comfort and style.

As you enter, you are greeted by a modern open-plan layout that seamlessly combines the seating and dining areas with a well-equipped kitchen featuring integrated appliances and a convenient walk-in larder. The ground floor is adorned with crisp white décor and wooden beams, which add a touch of character to the space. A cosy log burner provides warmth and ambiance, while large windows offer views across the mews, creating a bright and inviting atmosphere.

Ascending the stairs to the first floor, you will find double bedrooms. One of the bedrooms boasts built-in wardrobes and a charming Juliet balcony, perfect for enjoying the fresh air and views. The contemporary shower room is well-appointed, featuring two windows and a stylish walk-in shower enclosure.

Located in the sought-after Regency Square conservation area, this property is moments from the vibrant seafront and all the amenities that central Brighton has to offer. Additionally, the house benefits from central heating and comes with the added advantage of no onward chain, making it an ideal choice for both first-time buyers and those looking to invest in a prime location.

This delightful home in Sillwood Mews is a rare find, combining modern comforts with the allure of a historic setting.

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## Location

Sillwood Mews is a private cul-de-sac set back from the Sillwood Street in a wonderful community, this location is within the Regency Square conservation area, it was historically a residential area for more affluent citizens and contains some of the finest examples of Brighton's famous Regency architecture.

Situated in a convenient location with easy access to Brighton promenade and beach (less than 0.3 miles in distance). Along the promenade there is the i360 attraction and Brighton Pier, there are many shops and eateries in the nearby Western Road with its main shopping thoroughfare and Waitrose supermarket is just moments from your door step. There are also excellent road links and bus routes as well as a vast array of amenities, Brighton mainline train station is approximately a mile in distance, providing direct access to Gatwick Airport, London Victoria and surrounding areas for those who need to commute.

## Additional Information

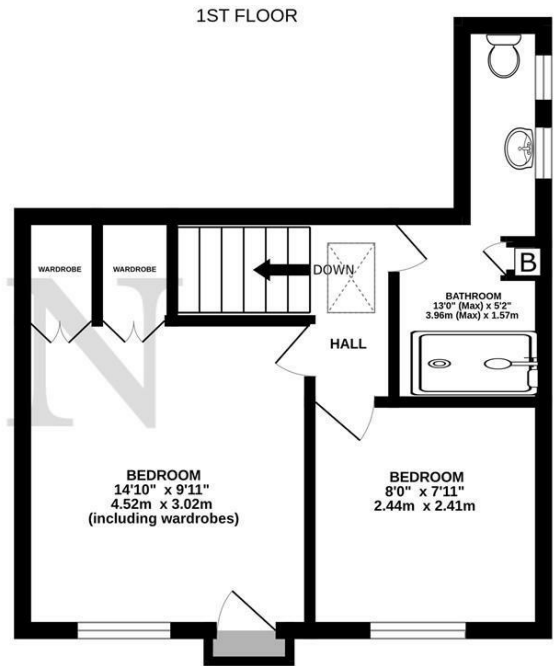
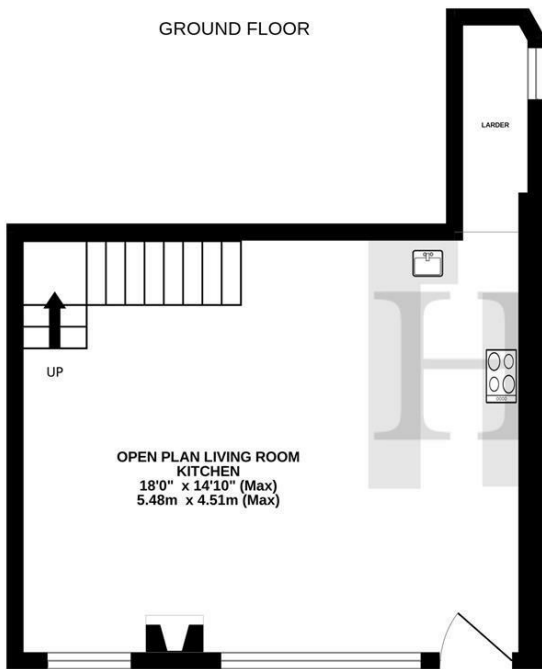
EPC rating: E

Internal measurements: 594 Square feet / 55.2 Square metres

Council tax band: C

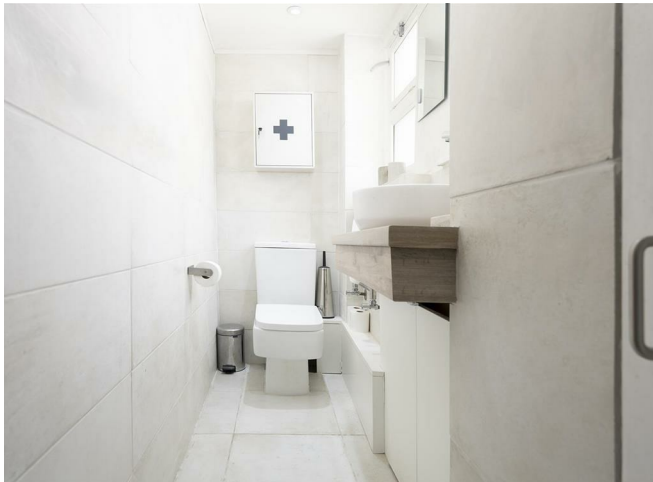
Parking zone: Z

Tenure: Freehold



TOTAL FLOOR AREA : 594sq.ft. (55.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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19 Richardson Road  
Brighton & Hove  
East Sussex BN3 5RB

01273 746674

hove@healynewsom.co.uk

www.healynewsom.co.uk