

16A Victoria Road

Brighton, BN1 3FS

Offers in excess of £400,000

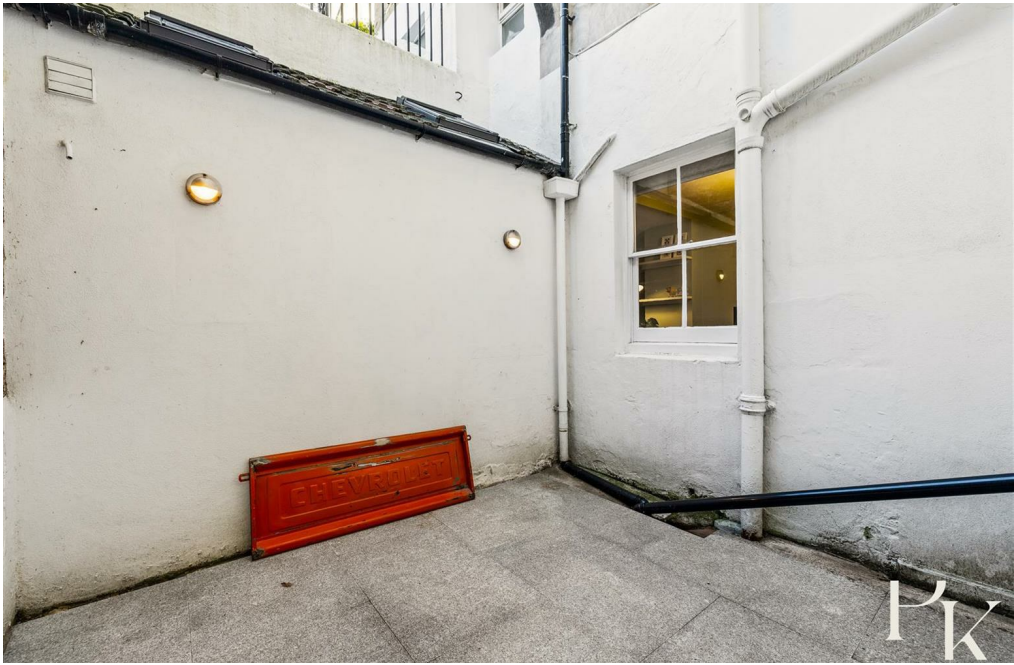
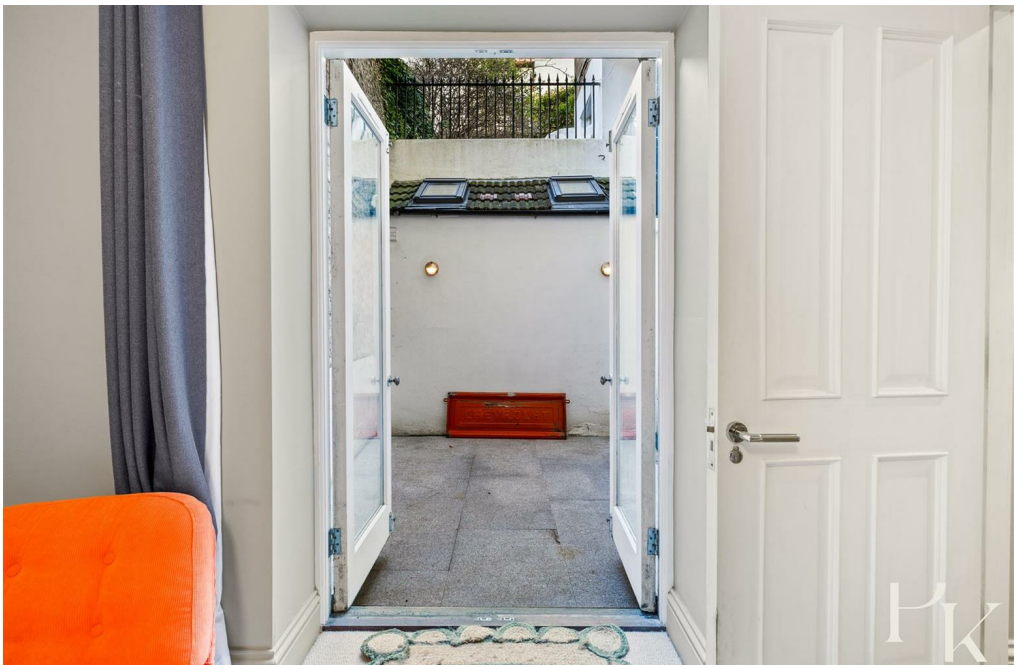
A beautifully presented and generous two bedroom apartment with its own street entrance, set within the highly regarded Montpelier Conservation Area, moments from Seven Dials.

Set within an attractive Victorian townhouse, this stylish lower ground floor home offers approximately 822 sqft of accommodation and a wonderfully balanced layout. The private entrance leads into a welcoming hall that flows through to a bright and well proportioned open plan living, kitchen and dining space. A large bay window allows natural light to pour in, complementing the warm décor and elegant period detailing. The kitchen provides ample storage and worktop space, with room for dining and comfortable relaxation around the feature fireplace.

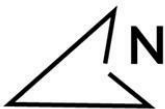
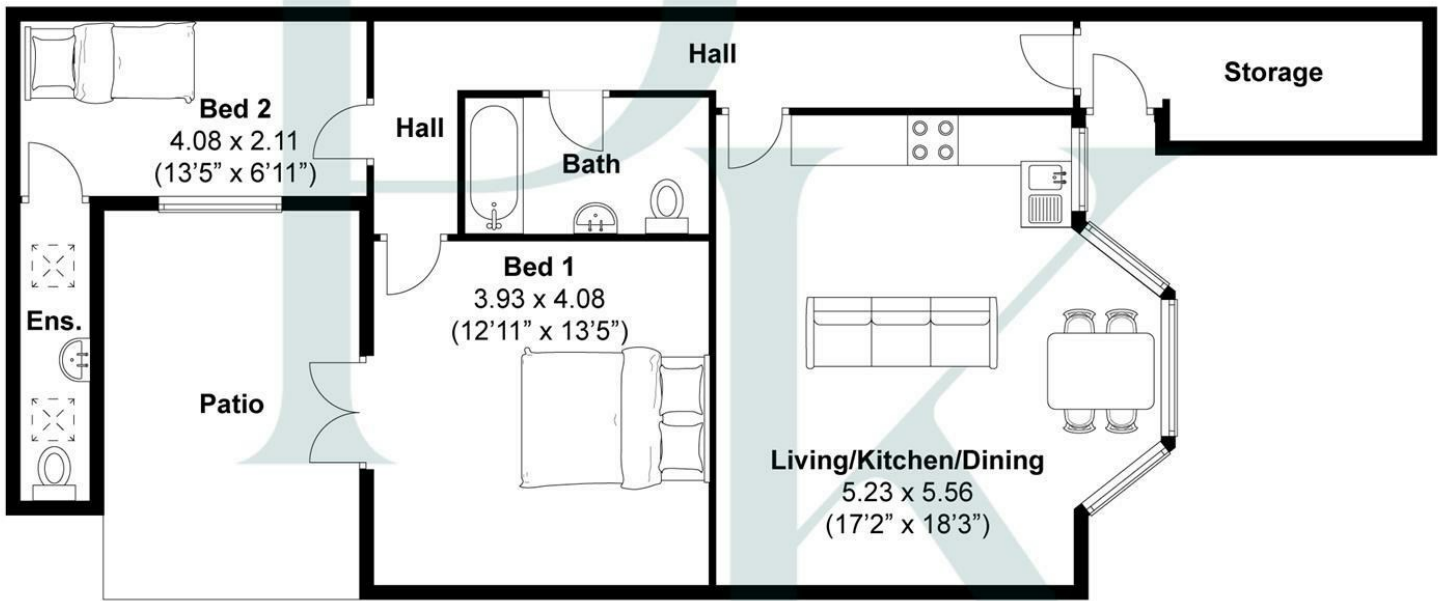
There are two double bedrooms positioned quietly to the rear of the property. The principal bedroom features fitted wardrobes and has direct access to a private patio area, creating a peaceful and enclosed outdoor sitting space. The second bedroom is a versatile room, ideal as a guest bedroom, home office or studio, and benefits from its own en suite shower room.

In addition to the modern main bathroom, there is a separate WC, as well as excellent internal storage throughout. There is also a dedicated bike storage area located by the private front entrance, providing convenient space for bikes or larger items without encroaching on the living areas.

Victoria Road sits in the heart of one of Brighton’s most sought after residential districts. Seven Dials offers a superb choice of independent cafés, bakeries, pubs and local shops, while Brighton Station is within easy reach, making this an ideal home for commuters and those who enjoy having the city and seafront close by.



Victoria Road, Brighton
Approximately 76.4 sqm (822 sqft)



Disclaimer:
The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson
Keehan