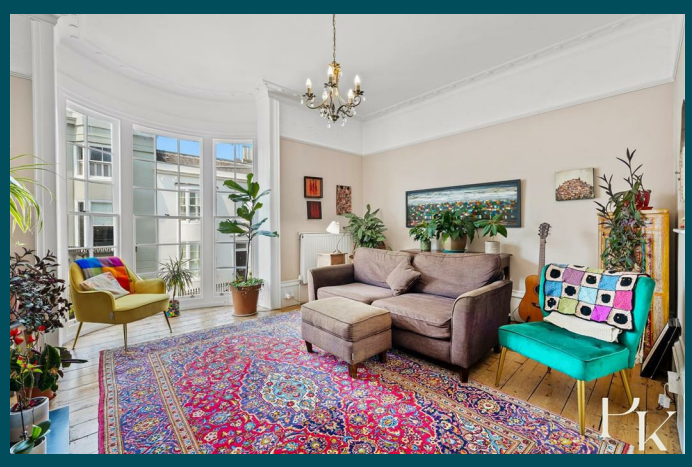
38 Norfolk Road

Brighton, BN1 3AB



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Asking price £975,000

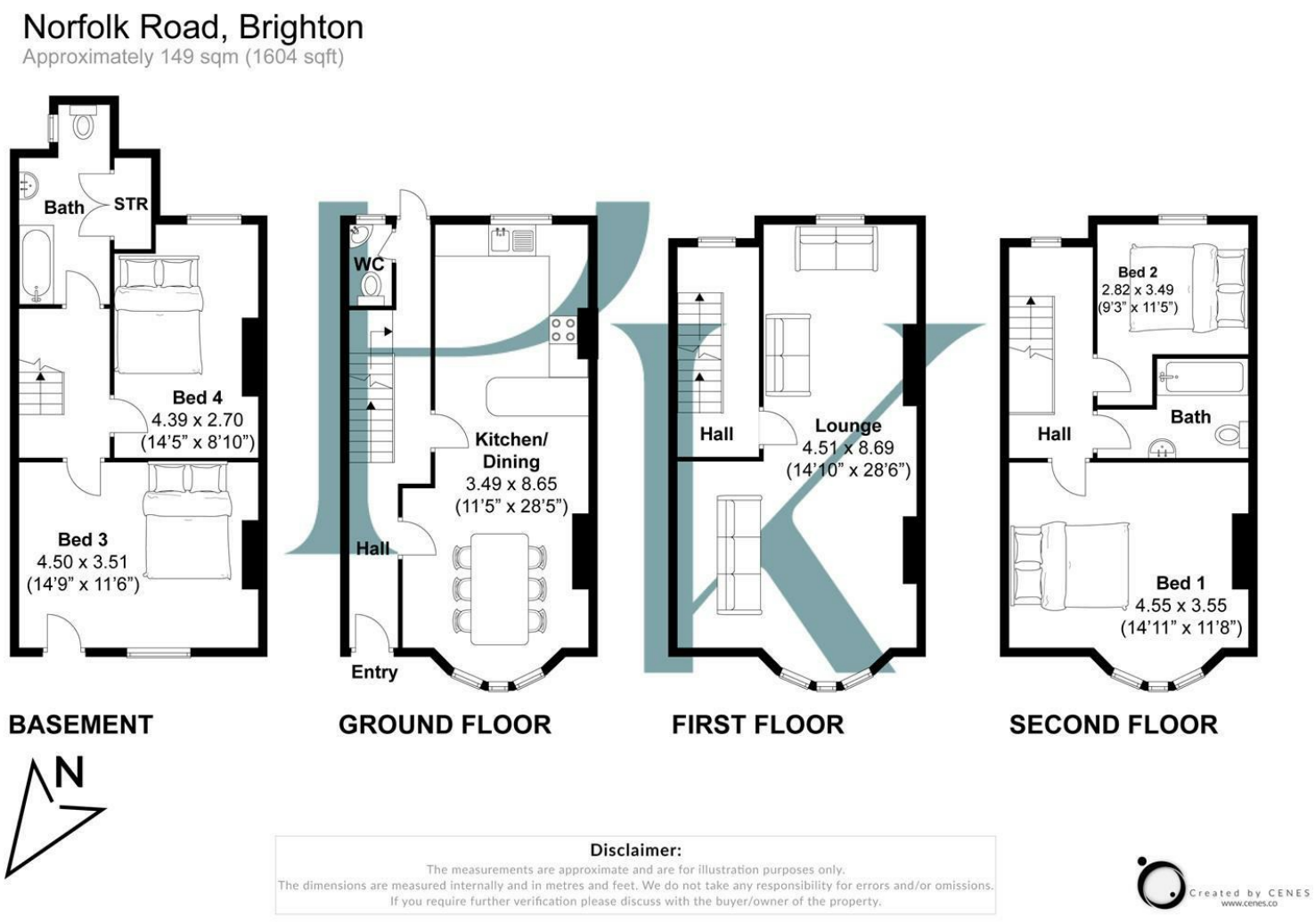
Set behind a striking period façade on the sought-after Norfolk Road, this beautifully presented four bedroom townhouse offers generous, versatile accommodation arranged across four floors, extending to approximately 149 sq m (1,604 sq ft). Rich in period charm and thoughtfully updated, the home balances character features with a relaxed, lived-in feel that suits modern family life.

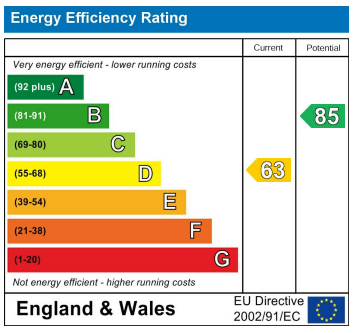
The ground floor is centred around a bright and welcoming kitchen and dining room, a lovely social space with ample room for a large dining table and everyday family living. The kitchen is well appointed with extensive work surfaces, integrated storage, and views through to the rear, creating a practical yet inviting heart of the home. From here, doors lead out to a charming, walled courtyard garden, perfect for morning coffee, summer barbecues, or quiet evenings outdoors. A downstairs WC sits neatly off the hallway.

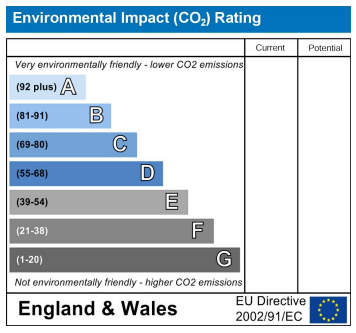
On the first floor, a substantial reception room stretches the full depth of the house, flooded with natural light from a large bay window to the front. With high ceilings, original flooring, and a feature fireplace, this is an elegant yet comfortable space ideal for entertaining or unwinding at the end of the day.

The second floor is dedicated to the principal bedroom, a generous double with an en suite bathroom, creating a peaceful retreat away from the main living areas. Two further well proportioned double bedrooms are located within the basement level, alongside a family bathroom, offering excellent flexibility for guests, older children, or home working. A fourth bedroom, also a good size double, completes the accommodation.

Norfolk Road is a highly regarded residential street, perfectly positioned for Brighton city living. The seafront, Western Road, and the city centre are all within easy reach, alongside a wide selection of independent shops, cafés, and restaurants. The property also sits within the catchment area for several highly regarded primary and secondary schools, making it a particularly appealing choice for families. Brighton mainline station is close by, offering fast and regular services to London, ideal for commuters.







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