



# 30 Victoria Street

Brighton, BN1 3FQ

**Offers over £735,000**

A Beautiful Grade II listed Victorian Home in the Montpelier & Clifton Hill Conservation Area.

Located in one of Brighton's most sought after and architecturally significant districts, 30 Victoria Street is an elegant and exceptionally spacious Victorian home set across two floors, offering over 1,100 sq ft of beautifully proportioned accommodation.

The house enjoys wonderfully balanced living spaces with generous room sizes and an inviting sense of flow. The ground floor features an open and versatile double reception room, complete with a large bay window and a handsome fireplace, creating a warm and welcoming setting for both everyday living and entertaining. To the rear, the spacious kitchen and dining area span over 23 feet, offering a bright, social hub overlooking the courtyard garden. This level also provides excellent built-in storage and a calm, neutral décor throughout.

Upstairs, the first floor hosts two beautifully appointed bedrooms. The principal bedroom is notably impressive, boasting fitted wardrobes, a large bay window and a tranquil front aspect. Bedroom two sits to the rear and makes an ideal guest room, nursery or home office. The first floor also includes the generous bathroom/shower room, fitted with ample storage, a separate shower enclosure and shuttered windows that complement the home's period aesthetic.

Outside, the flint walled courtyard garden is on two levels. It offers a peaceful, low-maintenance space to enjoy the afternoon sun, providing both privacy and charm.

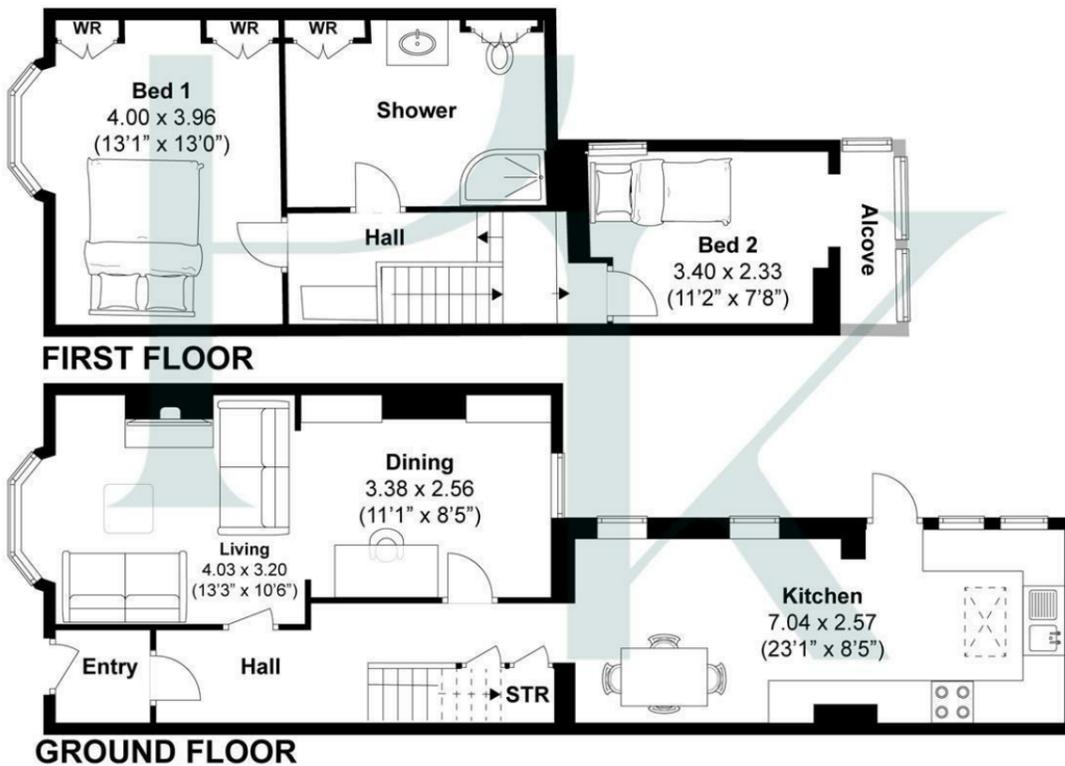
Renowned for its rich architectural character and historical importance, the Montpelier & Clifton Hill Conservation Area is one of Brighton's most desirable residential quarters. Developed primarily during the early to mid-19th century, the area was conceived as part of Brighton's expansion during its rise as a fashionable seaside resort. Streets are lined with elegant Regency and early Victorian houses, many characterised by bowed bays, stucco fronts, decorative ironwork and formal symmetry.

The neighbourhood is a short walk from the town centre, Brighton Station & the seafront. It is also within easy reach of the Seven Dials with its excellent array of independent cafés, pubs, delis and restaurants. Homes here rarely come to the market, and Victoria Street in particular is celebrated for its charm, peace & tranquility.



## Victoria Street, Brighton

Approximately 103.6 sqm (1115 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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>85</b>
	<b>67</b>
England & Wales	EU Directive 2002/91/EC

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

# Pearson Keehan