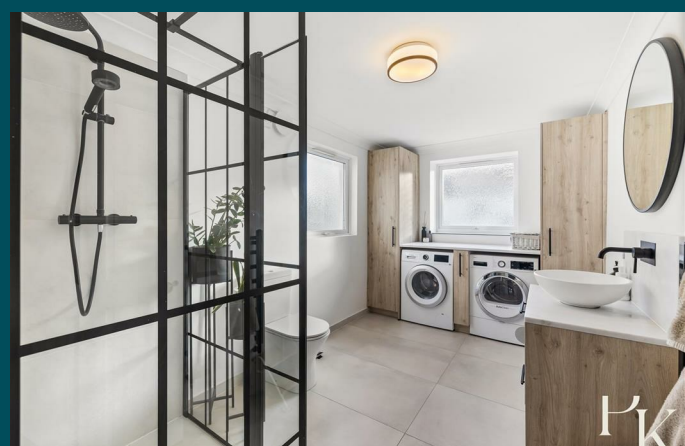
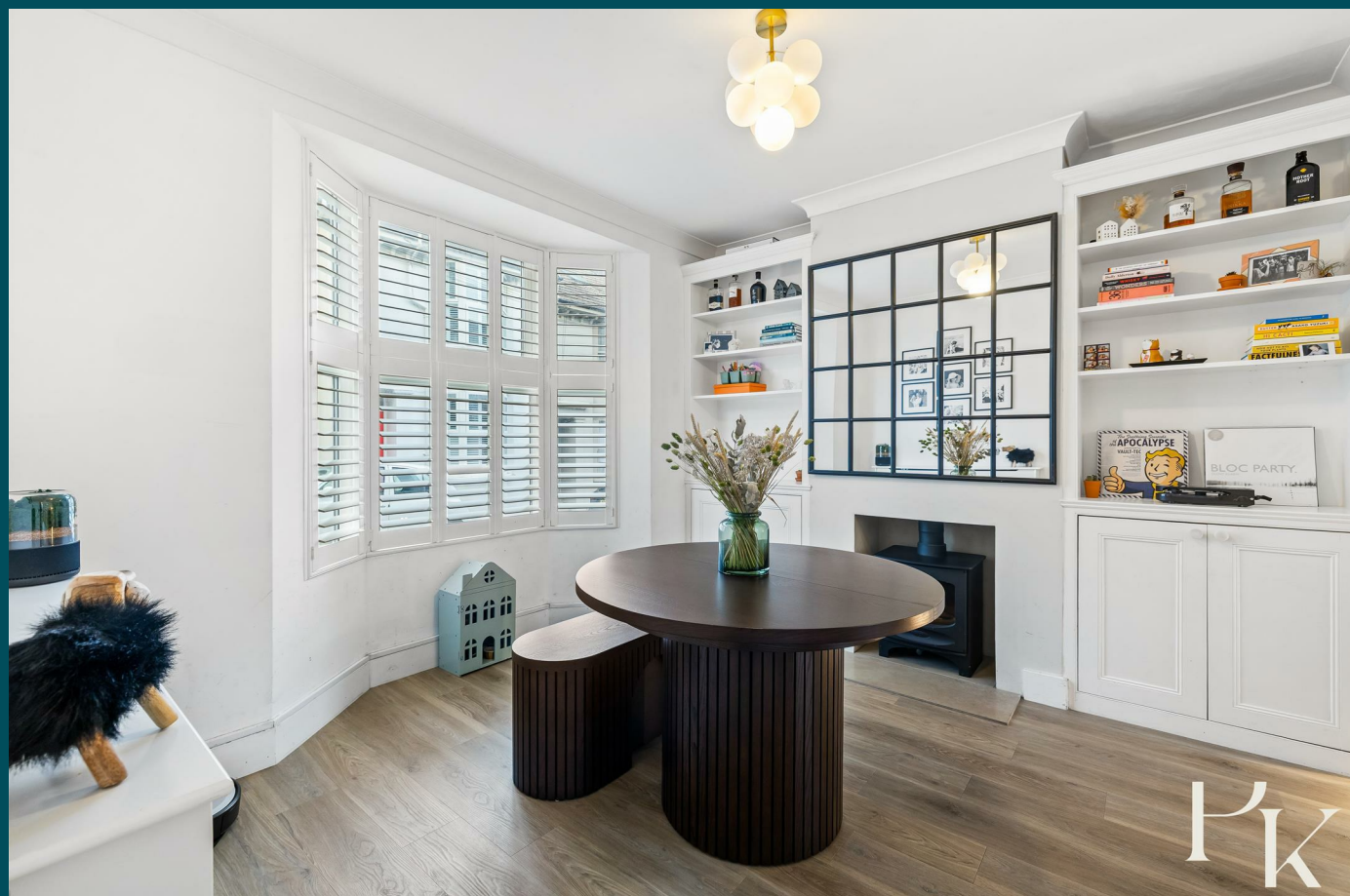




23 Brigden Street  
Brighton, BN1 5DP





23 Brigden Street

Brighton, BN1 5DP

Offers over £700,000

Set within one of Brighton’s most sought after residential areas, this beautifully renovated three bedroom period house has been comprehensively refurbished throughout and now offers stylish, well balanced accommodation arranged over three floors, finished to an exceptional standard.

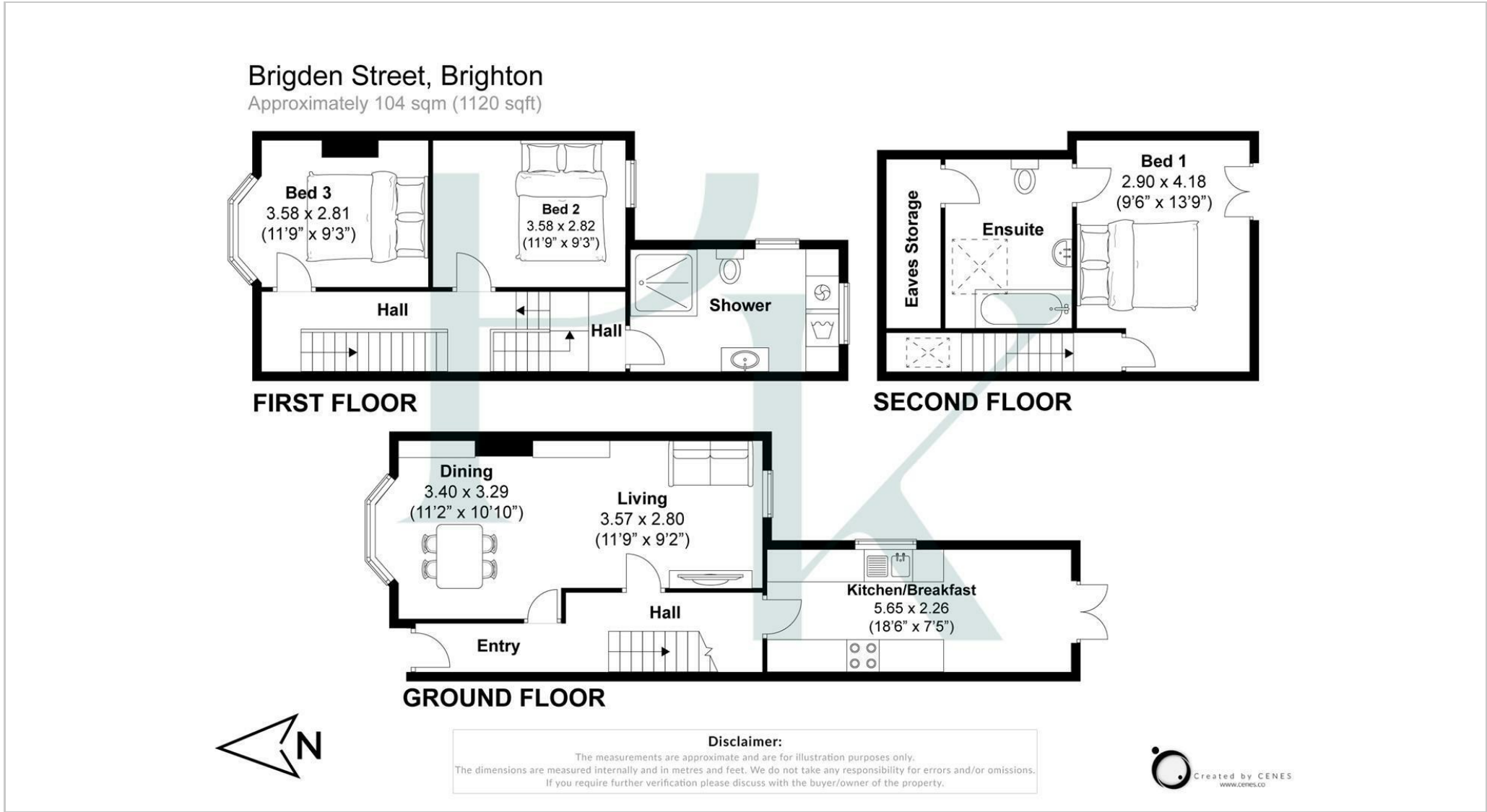
The ground floor features a welcoming entrance hall leading into a bright and elegant through lounge dining room, providing a versatile and sociable space ideal for both everyday living and entertaining. To the rear, the kitchen breakfast room has been thoughtfully designed with quality cabinetry, quarts worktops, and integrated appliances, with doors opening directly onto a south facing patio garden. This sunny outdoor space is the perfect place to unwind and offers potential to extend the side return, subject to the usual planning consents.

On the first floor, there are two well proportioned double bedrooms, both beautifully presented, along with a contemporary family shower room and utility area. The top floor has been transformed by a loft conversion to create an impressive principal bedroom suite, complete with a sleek en suite shower room and far reaching rooftop views towards Brighton Station, adding a real sense of space and outlook.

Brigden Street is ideally positioned for both convenience and community, lying within easy walking distance of the vibrant Seven Dials with its independent cafés, shops and eateries. Brighton mainline station is less than a ten minute walk away, offering fast and frequent services to London and Gatwick, while nearby bus routes provide easy access to the seafront, Hove and surrounding green spaces.

The location is particularly well regarded for its excellent school catchments, including Stanford Infant and Junior Schools and BHASVIC Sixth Form College, as well as close proximity to Brighton Girls, Windlesham House and Brighton College.

A turnkey home in a prime central Brighton location, offering modern living, period charm and future potential, all within one of the city’s most desirable neighbourhoods.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</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>		<b>71</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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