

# 15 Vernon Terrace

Brighton, BN1 3JG

**Guide price £450,000**

Located in the heart of the ever-popular Seven Dials area of Brighton, this beautifully presented two-bedroom first-floor mansion flat offers a perfect fusion of classic period elegance and modern comfort. Encompassing 841 sq. ft. of thoughtfully designed living space, this remarkable home benefits from soaring ceilings, generous natural light, and sweeping views across the serene and exclusive Lillywhites Ground—an immaculately maintained green space for local residents.

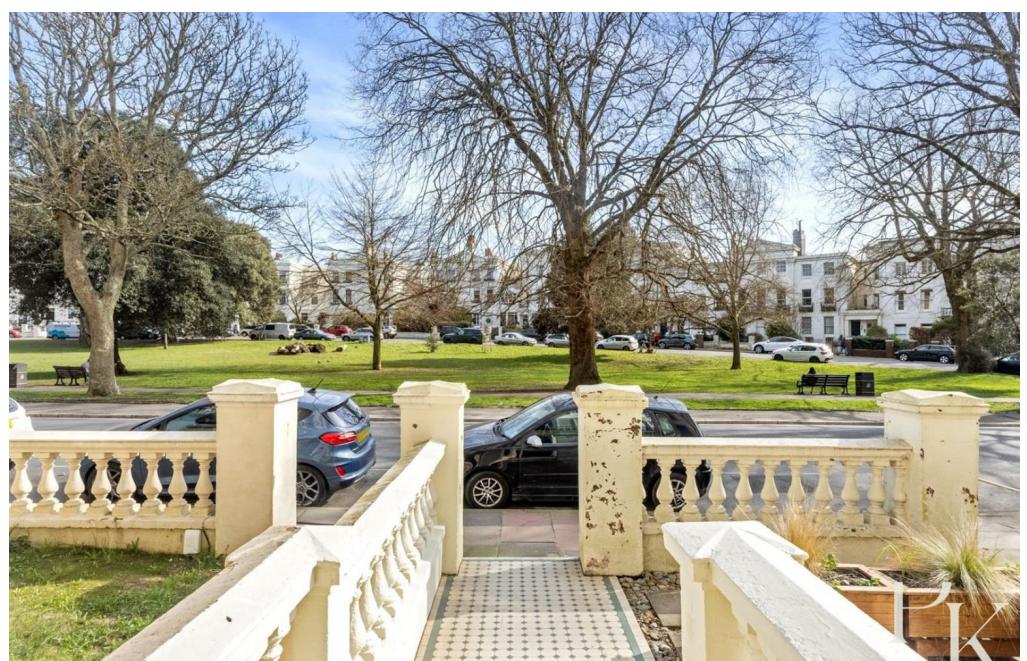
Step through the front door and into a spacious entrance hallway, guiding you to a spectacular living room measuring 18'8 x 18'2. Bathed in sunlight from three striking sash windows, this grand room offers direct access to a private balcony—an idyllic retreat for morning coffee or evening unwinding. Traditional features, including decorative coving and a classic ceiling rose, elevate the space with timeless sophistication.

The generously sized principal bedroom (17ft long) provides ample room for wardrobes and storage, complemented by a large sash window overlooking the peaceful rear. The second bedroom benefits from delightful garden views and would serve equally well as a guest room, nursery, or stylish home office.

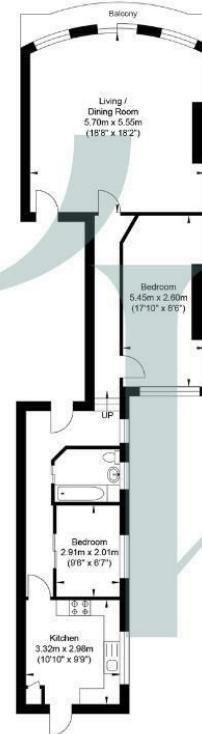
A bright and functional family bathroom offers natural ventilation through its own window, and the separate kitchen/breakfast room, tucked away at the back of the flat, is both practical and private. With excellent storage and workspace, it also has a rear door opening onto the fire escape.

Further highlights include gas central heating, a share in the freehold, a long lease, and the property is offered with no onward chain—ready for a smooth and stress-free move!

Set on Vernon Terrace, just off Dyke Road, the location couldn't be more convenient. You're surrounded by an array of popular cafés and celebrated restaurants. Beautiful parks such as St. Ann's Well Gardens and Dyke Road Park are within easy walking distance, while Brighton station is just a short stroll away.



Vernon Terrace



First Floor Flat  
Approximate Floor Area  
841.84 sq ft  
(78.21 sq m)

Approx. Gross Internal Floor Area 78.21 sq m / 841.84 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	70	79
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson  
Keehan