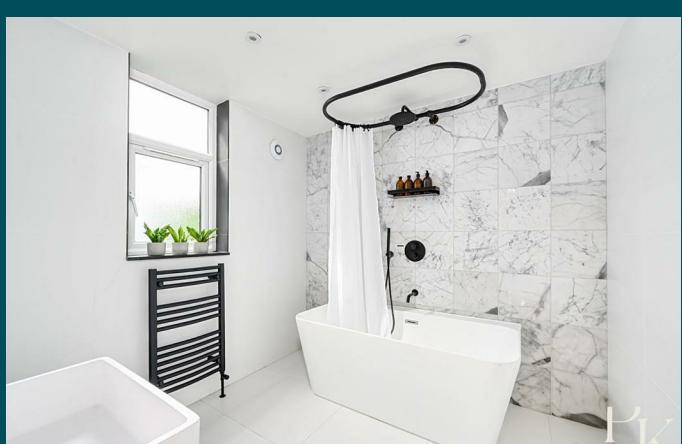




17 Bristol Street
Brighton, BN2 5JT



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£600,000 - £650,000

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Located on a quiet, residential street in Brighton, this stylishly renovated three-bedroom mid-terrace home combines timeless architectural features with stylish contemporary finishes. With approximately 918 sq ft of internal space, a thoughtfully landscaped garden, and high-end finishes throughout, this property is ready to move straight into.

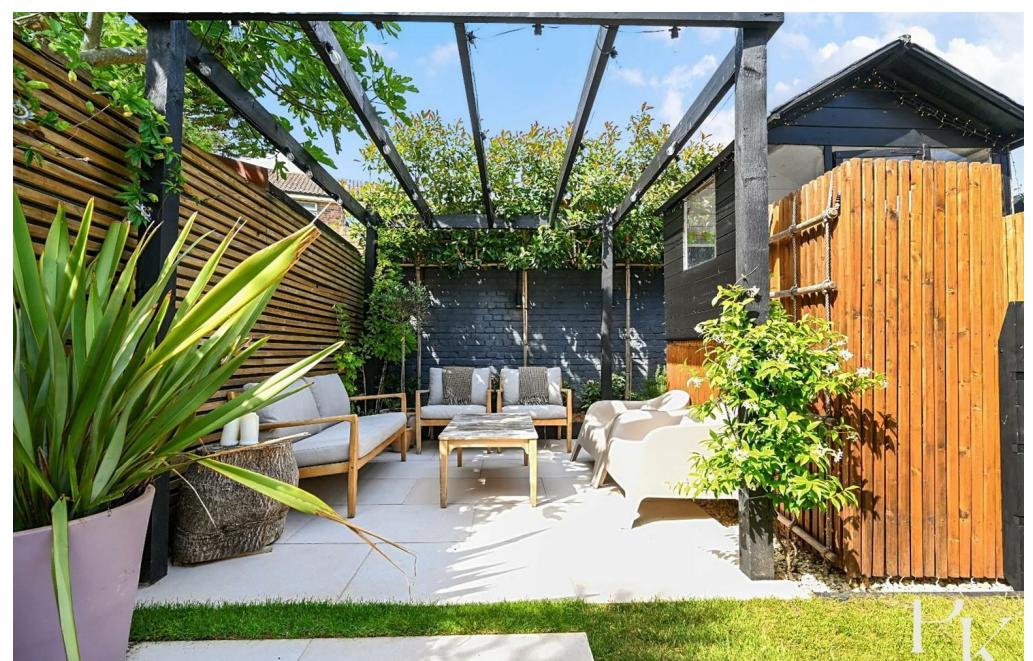
The entrance leads into a welcoming hallway and through to a bright, elegantly designed living room featuring a modern fireplace, wood flooring, and bespoke joinery. At the rear of the property, the standout kitchen-diner boasts striking black and wooden cabinetry, integrated appliances, a marble-effect island, and exposed brick feature walls. Large doors open out to the beautifully landscaped garden, creating a seamless flow between indoors and out. The garden has been designed for low-maintenance enjoyment with a mix of lawn, patio, and a timber pergola-covered seating area, creating a peaceful, stylish retreat! Completing the ground floor is a versatile third bedroom—perfect as a guest room, home office, or studio space.

Upstairs, the spacious principal bedroom is a serene retreat, complete with a stylish green feature wall, large window, and the added luxury of a modern en-suite shower room. A second double bedroom offers excellent proportions and natural light, while the family bathroom is finished to a high standard with marble-effect tiling, a freestanding bathtub, and matte black fittings.

Just moments from the architectural splendour of Sussex Square and the popular Marmalade Café, Bristol Street offers a peaceful, village-like atmosphere while being perfectly positioned to enjoy everything Kemp Town has to offer—including excellent bus links and access to sought-after local school catchments.



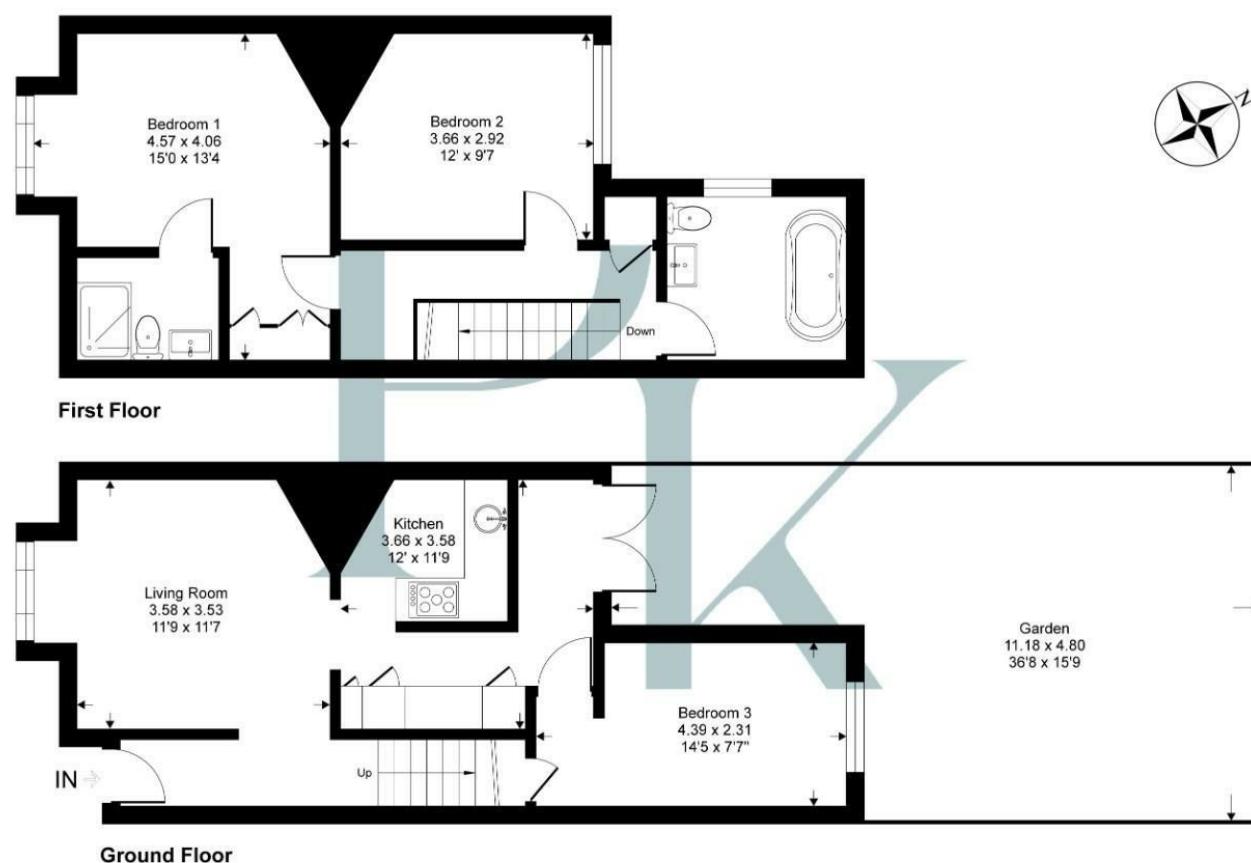
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Bristol Street, BN2

Approximate Gross Internal Area = 85.2 sq m / 918 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87	
(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		

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		

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