



TRUEMANS



St. Nicholas Road, Brighton, BN1 3LP

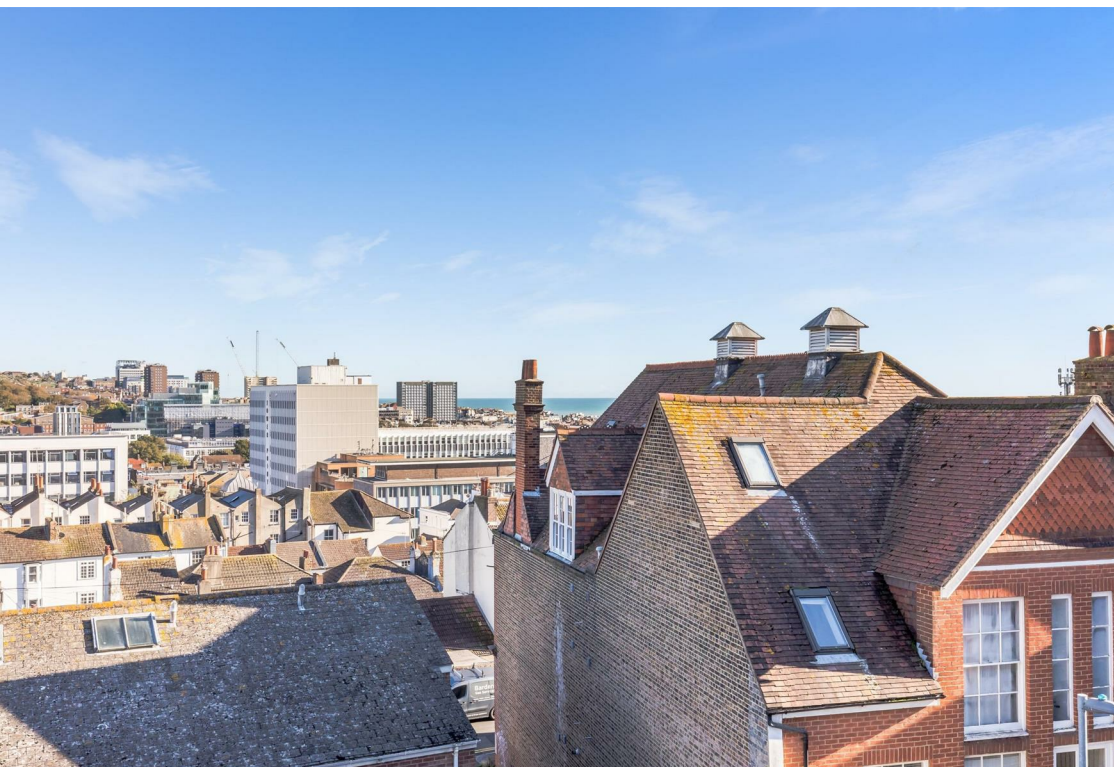
TRUEMANS **Guide Price £750,000 - £800,000**

Arranged over five floors, this wonderful home is a must see! As you enter you are greeted with a beautiful bay fronted lounge with gloriously high ceilings, retaining some of its original features to this day. There is also a large double bedroom on this floor, however this could alternatively be used as a dining room if required. The basement floor has a separate utility room and a perfect study/home office space.

The spacious kitchen leads out onto the glorious WEST FACING rear patio garden. Up onto the second floor and third floor, you will find the

stunning master bedroom which has an en-suite, three more bedrooms and another bathroom which services the top floor.

Built for city lovers, the home is situated in this popular historical location, equidistant from the Seven Dials thoroughfare and the North Laine, where you can enjoy an innumerable range of boutiques, restaurants, clubs, cinemas and theatres. Offering cosmopolitan living just a short distance from city centre, this home is ideal for commuters and home-workers alike, with Brighton station serving Gatwick (30 minutes) and London (55) less than five-minutes stroll away.

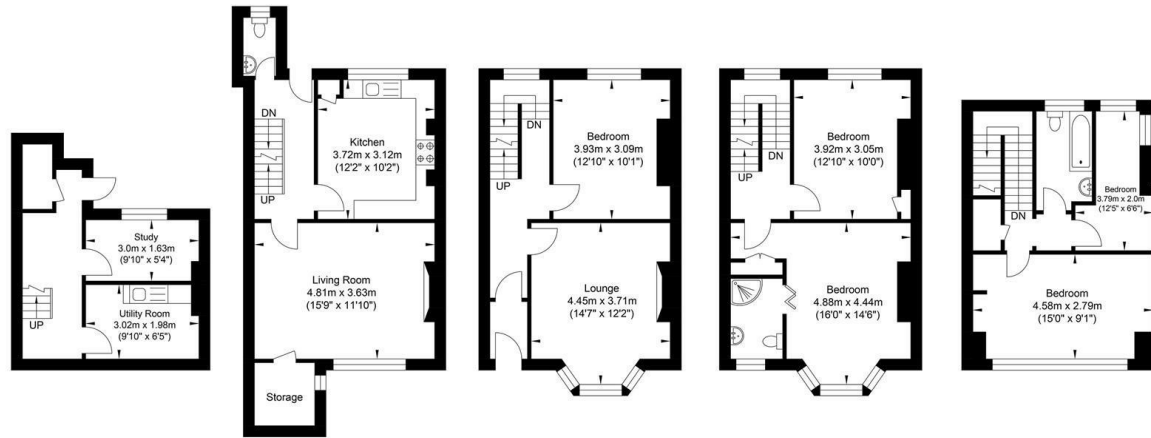






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St Nicholas Road



Basement Level
Approximate Floor Area
216.89 sq ft
(20.15 sq m)

Lower Ground Floor
Approximate Floor Area
431.74 sq ft
(40.11 sq m)

Ground Floor
Approximate Floor Area
397.51 sq ft
(36.93 sq m)

First Floor
Approximate Floor Area
397.51 sq ft
(36.93 sq m)

Second Floor
Approximate Floor Area
342.18 sq ft
(31.79 sq m)

Approximate Gross Internal Area = 165.91 sq m / 1785.84 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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Further Information

Council Tax: Band E

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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