



TRUEMANS



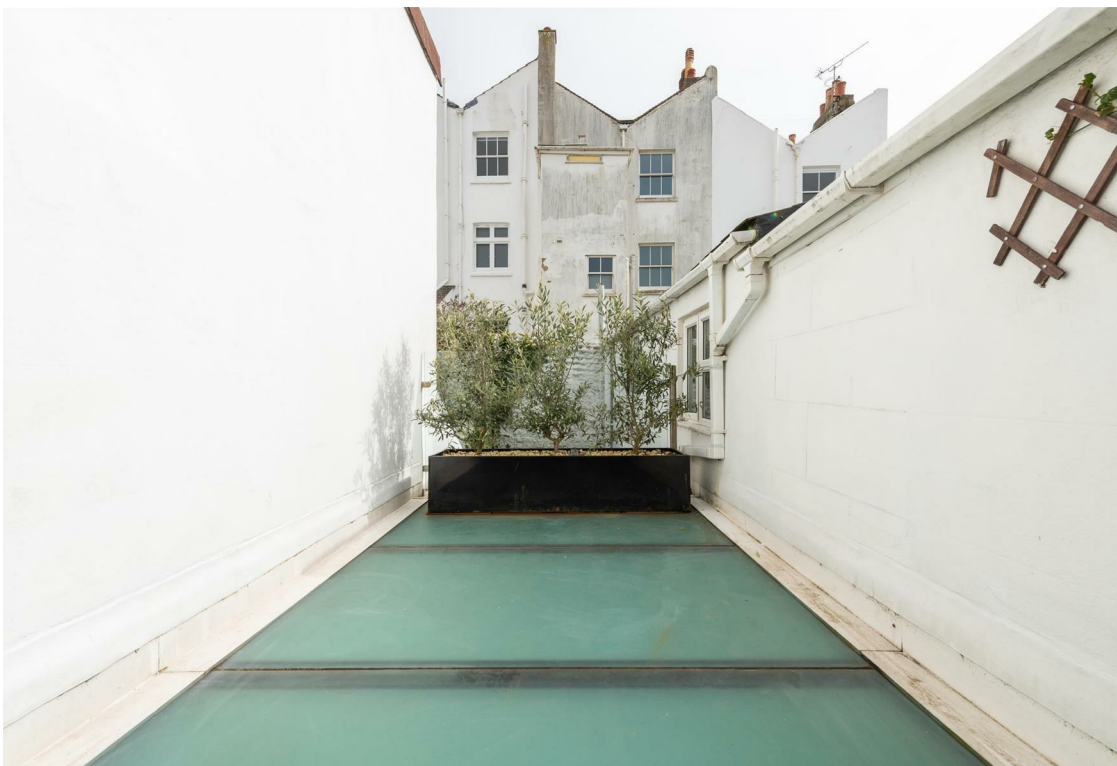
Victoria Street, Brighton, BN1 3FQ

TRUEMANS - **Guide Price £800,000 - £850,000**

A fine example of a four bedroom Victorian home within one of the city's most desired roads. This cleverly extended home is a soothing, light filled retreat where beauty and function merge creating an exquisite Victorian home. Inside are finely proportioned rooms having been sensitively updated to a modern and exciting standard, producing a glamorous kitchen/diner ideal for contemporary entertaining whilst preserving the elegance of the inviting reception. There is the added benefit of a large roof terrace and a private rear patio garden.

The elegant and highly sought after Clifton Hill conservation area is a stone's throw from the vibrant heart of Brighton and a leisurely stroll from the seafront. Built in the mid-19th century, the Clifton Hill area is characterised by its distinctive stucco-clad houses and villas.

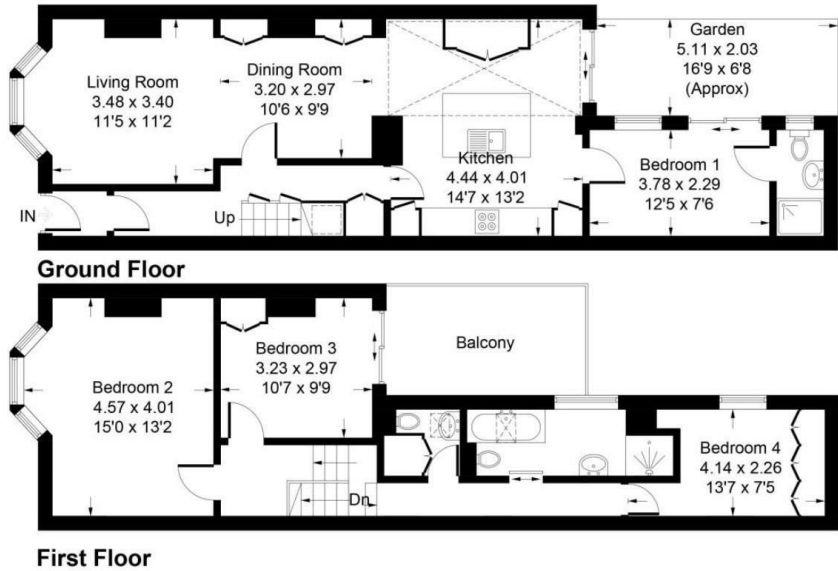
For those needing access to commuter routes Brighton's mainline station is approximately half a mile from your door, while the wealth of cafes, bars and shops of Western Road, Church Road and Brighton's famous North Laine area are even closer. Plenty of bus services provide access to all parts of the city as well as nearby outlying villages and up to the panoramic views of Devils Dyke.



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Approximate Gross Internal Area = 1273 sq ft / 118.3 sq m



Further Information

Council Tax: Band

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 firms 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		
(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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