

7 Victoria Street
Brighton
BN1 3FP

FOR
SALE



**TERRACED HOUSE IN CLIFTON CONSERVATION AREA
ACCESSIBLE BRIGHTON MAINLINE RAILWAY STATION**

SUITABLE FOR MODERNISATION & REDECORATION

£735,000 FREEHOLD

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Residential Sales & Lettings

Victoria Street occupies an extremely popular residential location within the Clifton Hill conservation area, situated between Victoria Road and Upper North Street and being readily accessible to Brighton mainline railway station, local shopping facilities at the Seven Dials, more comprehensive facilities on Western Road and at Churchill Square, St Ann's Well Gardens with its recreational facilities and bus services to various parts of the City.

Built circa 1840 No 7 forms part of an attractive terrace and has painted rendered elevations complemented by an angular bay. The light filled property still retains many original details and features.

The accommodation arranged over two floors comprises 2 bedrooms, bathroom, through lounge/dining room, kitchen and west facing walled courtyard garden.

The property has gas fired central heating and now provides an ideal opportunity for refurbishment and redecoration, arranged more particularly as follows:

FIRST FLOOR

LANDING:

Access to roof space.

BEDROOM 1:



14'9 into chimney recess x 13'3 (4.49m x 4.03m)
Double panelled radiator.

BEDROOM 2:



11'8 x 9'6 into chimney recess (3.55m x 2.89m) Period fireplace surround with cast iron inset and grate, double panelled radiator, west facing, recessed book shelving.

BATHROOM:



11'6 x 7'3 (3.50m x 2.21m) Panelled bath with period style mixer tap and hand shower apparatus, low-level WC with concealed cistern, space and plumbing for tumble dryer, pedestal wash basin, radiator, tiling to walls, linen cupboard with shelving and with an Ideal gas fired central heating boiler behind.

GROUND FLOOR

ENTRANCE HALL:

Radiator, under stairs storage cupboard, further shelved storage cupboards, central heating thermostat, door through to:

KITCHEN:



11'6 x 7'3 (3.50m x 2.21m) Range of floor units incorporating cupboards, drawers, work surface, inset Moffat four ring ceramic hob with Creda Plan oven under, inset stainless steel 1½ bowl sink unit with mixer tap, space and plumbing for washing machine, space for fridge/freezer, double panelled radiator, door to rear patio.

SITTING ROOM:



11'3 x 11'3 into bay window (3.42m x 3.42m) Period fireplace surround with cast iron inset on ornate tiled hearth, double panelled radiator, opening onto:

DINING ROOM:



12' x 9' into chimney recess (3.65m x 2.74m) Period fireplace surround with cast iron inset, double panelled radiator.

OUTSIDE

COURTYARD GARDEN:



West facing with raised flowerbeds and borders.

All measurements are taken to the nearest 3 inches (7.6cm)

**VIEWING THROUGH VENDORS AGENTS
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