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## 45 Guildford Street Brighton, BN1 3LS Offers In The Region Of £590,000

An immaculately presented, three bedroom, two reception room, red brick home in the heart of the West Hill Conservation district of Brighton. Ideal for those who wish to commute due to its close proximity to Brighton mainline station yet tucked away from the hustle and bustle of the city. Offered for sale with no onward chain.

Guildford Street is located in the West Hill Conservation Area and is within a short stroll of the city centre, seafront and cosmopolitan North Laine district with its eclectic mix of shops and cafes. Brighton mainline station is located in nearby Queen's Road providing north-bound commuter links with London.

A city-centre home that is tucked away in a quiet street offering beautifully presented, versatile accommodation over three floors. On the ground floor level are a lounge room and bedroom. Stairs descend to the lower ground floor to the open plan kitchen and dining room with a clever use of the lightwell to the front which is enclosed and accessed through a sash window suitable for plants. This downstairs space is the hub of the home having access out to the pretty courtyard garden, in which the current owners have created a very special, green and tranquil outdoor space. The kitchen is fully equipped with ample space for entertaining and relaxing and benefits from a boarded, loft storage space. The bathroom/WC is also on this level. On the first floor are two bedrooms and an additional WC.

In summary, this historic house with kerb appeal and interiors that will not disappoint located in the heart of Brighton is in turnkey condition and a stone's throw from Brighton Station and the seafront.

Council tax band C

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

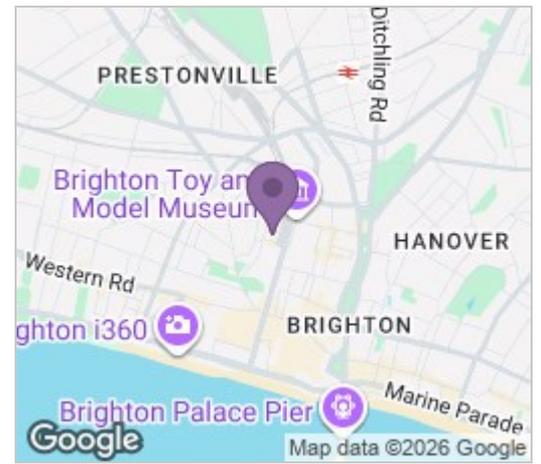
if you wish to arrange a viewing appointment for this property or require further information.



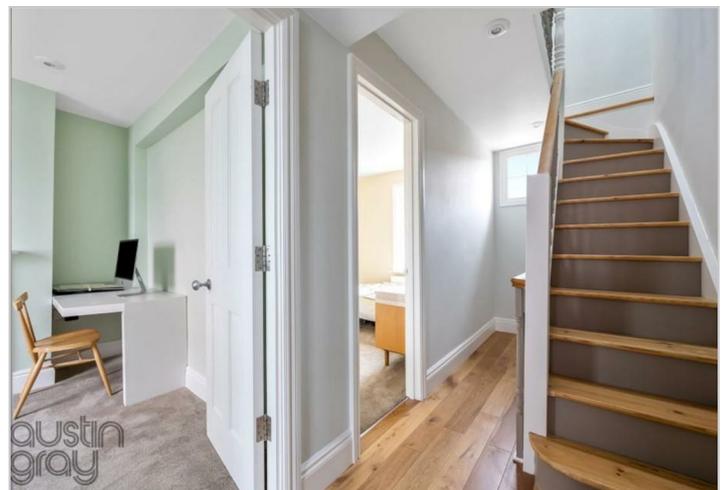
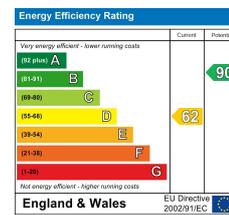
## Floor Plan



## Area Map



## Energy Efficiency Graph



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