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austin gray



## 9 Brigden Street

Brighton, BN1 5DP

£650,000

This well-proportioned Victorian home is set across four floors, including a lower-ground level, and has recently been redecorated throughout. The house retains many original features, such as deep skirting boards, sanded wooden floors, working sash windows, wooden panelling, ornate coving and ceiling roses, as well as the original Victorian stair bannisters. Natural light flows into the property, particularly from the unique triple-paned sash window at the rear of the entrance hallway, which offers a charming views toward the garden and brings in light from the south-facing aspect.

The lower-ground floor offers a warm and inviting lounge-diner complete with a decorative fireplace and a wall-to-wall built-in bookcase. This space leads directly into a bright and spacious kitchen that opens onto the secluded rear garden. The garden itself features a well-maintained lawn, established shrubs and trees, and a striking flint wall at the rear, which frames an elevated seating area, perfect for summer entertaining or quiet evenings outdoors. This level also includes a separate utility area, hallway storage, and a convenient downstairs toilet. Across the three upper floors, there are four double bedrooms, two of which benefit from built-in wardrobes. All rooms are fitted with white wooden Venetian blinds, and one bedroom also features plantation shutters. The top-floor bedroom is an original room offering excellent proportions and fully insulated, carpeted eaves storage running the full width of the house. It works perfectly as a comfortable bedroom, peaceful home office or creative space. This room works well either as a comfortable double bedroom or a peaceful and private home office.

The contemporary family bathroom is situated on the second floor and enjoys lovely rooftop views through large sash windows. The bathroom includes a separate bathtub, a generous walk-in shower, a toilet, and a sleek double-sink vanity unit.

### 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.

- Four Double Bedrooms
- South-Facing Rear Garden
- No Onward Chain
- Original Period Features
- Spacious Lounge-Diner
- Modern Bathroom
- Versatile Top-Floor Room With Eaves Storage
- Prime Location Near Seven Dials & Brighton Station
- Zoned Parking (Q) & Council Tax Band C (£2,078.28 For 2024/25)



4



1



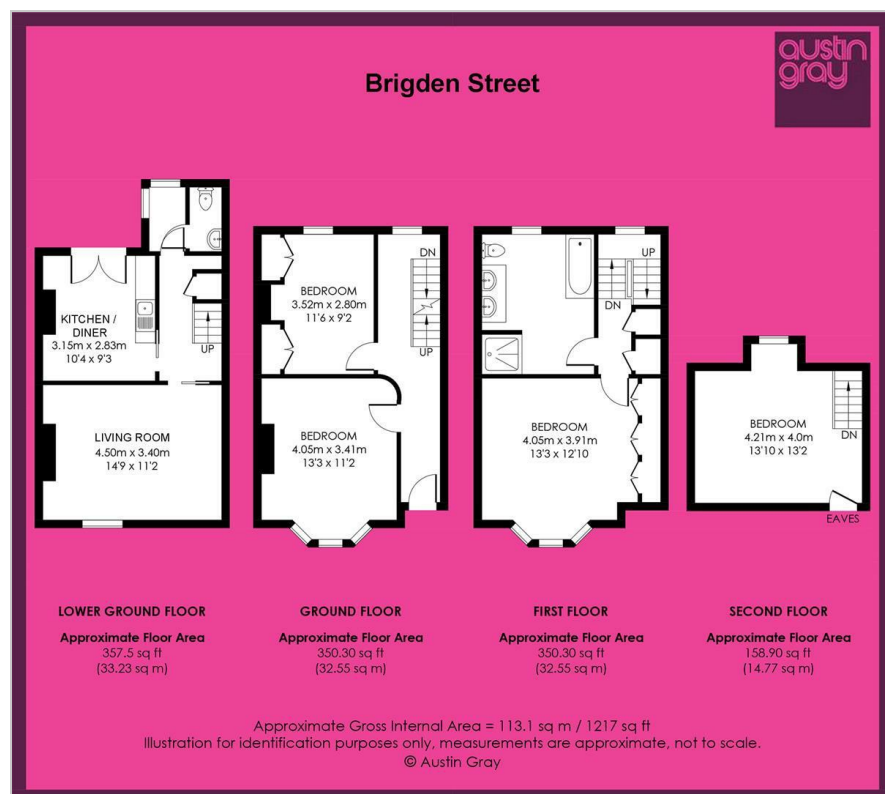
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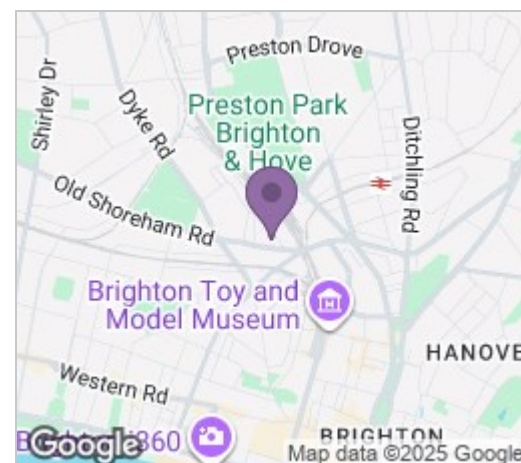
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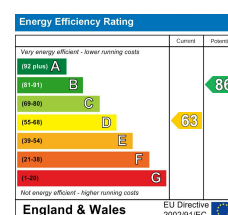
## Floor Plan



## Area Map



## Energy Efficiency Graph



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