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austin gray



## 9 Port Hall Street

Brighton, BN1 5PJ

### Price Guide £275,000

A rare opportunity to acquire a spacious two-bedroom maisonette arranged over two floors in a highly sought-after area of Brighton. Offering a combination of original charm and excellent potential for modernization, this property is ideal for buyers looking to create their dream home.

On entering, you are greeted by a bright and airy open-plan kitchen/living area, featuring high ceilings and stripped original flooring, which adds character and warmth throughout. The ground floor also hosts the bathroom.

Downstairs, you will find two well-proportioned bedrooms of equal size, offering flexibility for family living, home office, or guest accommodation.

The property benefits from a generous west-facing garden, providing plenty of outdoor space for entertaining or relaxing. The garden also has side access, a rare and highly desirable feature in this area. The sale will also include freehold of the building.

Port Hall is a highly sought-after and peaceful residential area, perfectly positioned just a short walk from Brighton city centre and the seafront. The neighbourhood is known for its charming period properties, tree-lined streets, and a strong sense of community.

Transport links are excellent, with Brighton mainline station within easy reach, offering frequent services to London and the surrounding areas. The combination of city convenience, seaside lifestyle, and quiet residential charm makes Port Hall a particularly desirable location.

Under the Estate Agents Act 1979 we disclose that the property is owned by one of the Partners of Austin Gray.

### 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.



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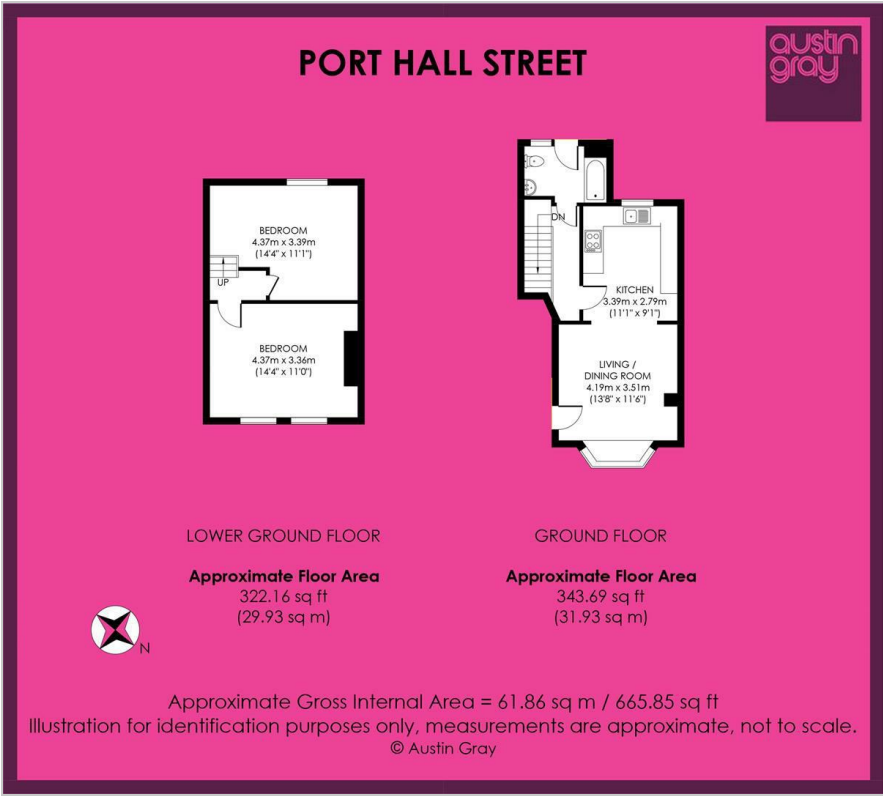
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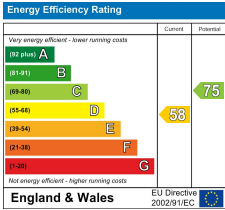
Floor Plan



Area Map



Energy Efficiency Graph



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