

austin gray

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11 Lancaster Road

Brighton, BN1 5DG

Asking Price £1,200,000



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A truly elegant and spacious five-bedroom Victorian family home arranged over three floors, measuring 1,890 sq ft, perfectly blending classic charm with modern living. The large through lounge features a traditional bay window, original solid wood floors, high ceilings with decorative cornices, and a cosy wood burner, offering a warm and inviting living space. Practical touches include a downstairs WC/cloakroom and under-stairs storage.

The home has been extended to create a stunning rear space, with a bespoke Harvey Jones kitchen, exposed brick feature wall, and Fire Earth limestone flooring. Newly installed bi-folding doors open seamlessly onto a beautifully maintained, west-facing landscaped garden, ideal for summer entertaining.

Upstairs, there are two bedrooms and two bathrooms. The stylish family bathroom boasts a free-standing roll-top bath, while an additional bathroom includes a large walk-in shower and WC. The second bedroom is a generous double, and the master suite to the front of the house impresses with a feature fireplace and plantation shutters.

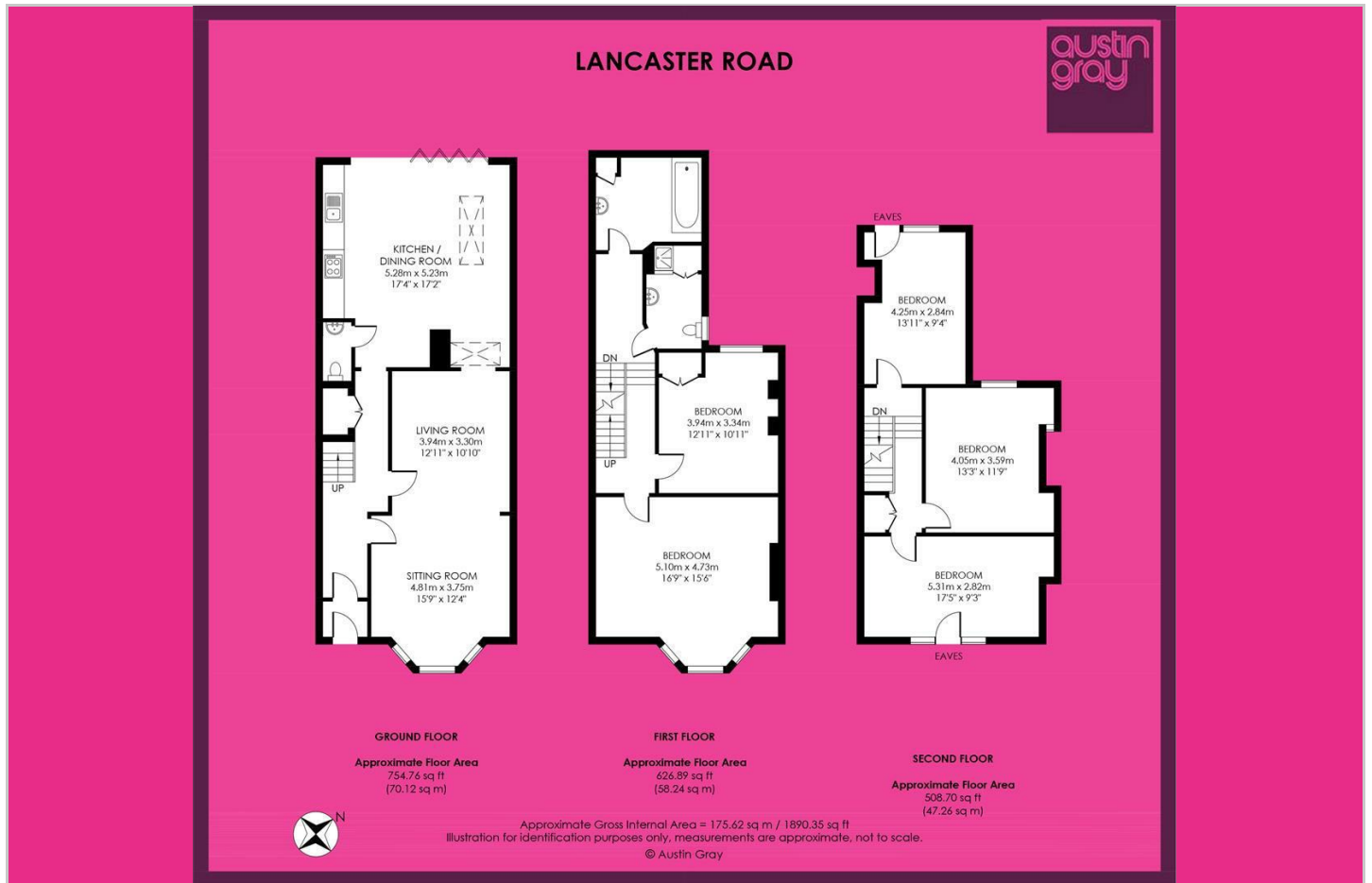
The top floor features three further double bedrooms, each with abundant natural light and generous proportions, offering a versatile space for children, guests, or home working. Eaves storage runs along the sides of the rooms, providing practical solutions without compromising floor space. These rooms can easily accommodate large wardrobes, study areas, or play zones, making the top floor a flexible and functional part of this family home.

Located in the highly desirable Port Hall district of Brighton, Lancaster Road is right in the heart of Seven Dials, with excellent local schools and a vibrant array of cafes, delis, restaurants, and bars. Brighton mainline station is within walking distance, providing direct links to London Victoria, London Bridge, St Pancras, and London Blackfriars. The city centre, seafront, and promenade are all easily accessible, making this a prime location for families seeking style, space, and convenience.

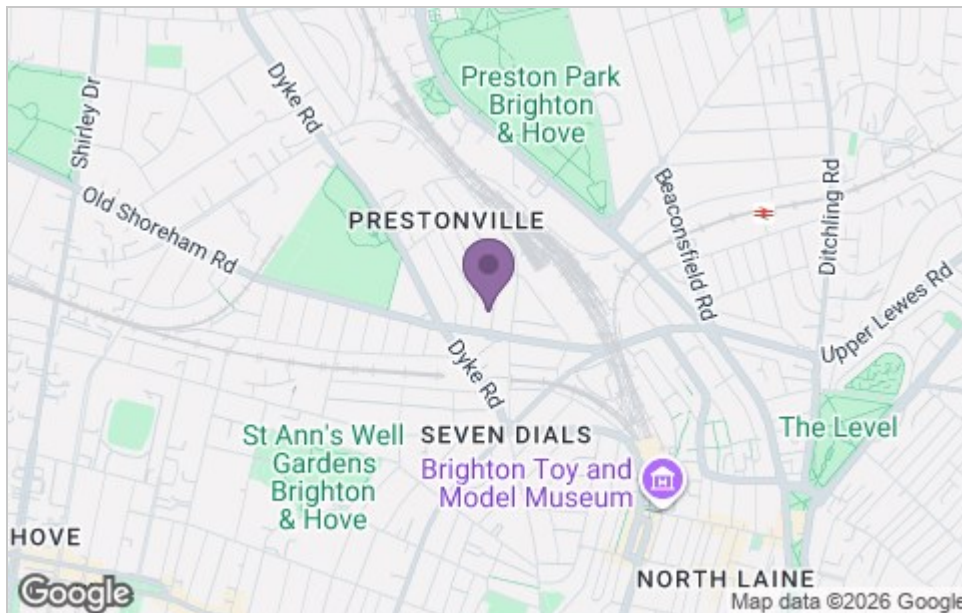




Floor Plan



Area Map



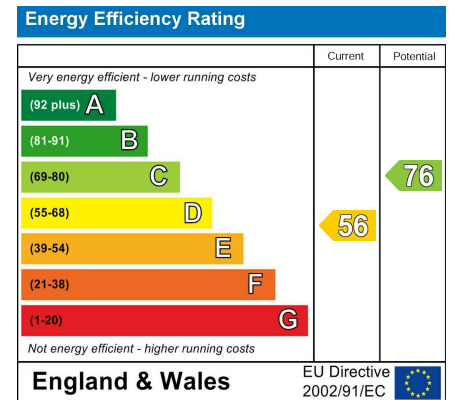
Viewing

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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Energy Efficiency Graph



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