

# austin gray

22 Borough Street

Brighton, BN1 3BG

Offers In The Region Of £700,000



## 22 Borough Street

Borough Street enjoys an enviable position in the very heart of Brighton, perfectly placed for those wishing to embrace the city's unique blend of historic charm, vibrant culture and cosmopolitan living.

The property is a short walk of the celebrated Lanes, renowned for their distinctive character, independent boutiques, antique shops, jewellers, cafés and acclaimed restaurants. The ever-popular North Laine is also within easy walking distance, offering an eclectic mix of independent retailers, cafés, bars and entertainment.

Brighton's iconic seafront is close by, with the promenade, beach, Palace Pier and a wide variety of restaurants and leisure facilities all readily accessible. The Royal Pavilion, Theatre Royal and Brighton Dome are also nearby, placing the very best of the city's cultural and architectural attractions on the doorstep.

Brighton mainline railway station is within convenient walking distance, providing direct rail connections to London and beyond, while the city's comprehensive bus network offers excellent access throughout Brighton and Hove.

Combining an exceptional central location with the character and convenience of city living, Borough Street is ideally positioned to enjoy everything this vibrant and highly sought-after coastal city has to offer.





From the moment you step through the front door and vestibule of this Grade II listed home, the sense of space and natural light is immediately apparent. The impressive dual aspect lounge / dining room is a particularly attractive feature of the home, enjoying a desirable East / West aspect that allows the room to be bathed in natural light throughout the day.

Beautiful wooden flooring, a fitted log burner and an elegant bow window with plantation shutters combine to create a warm and inviting space with plenty of character. At the far end of the room, glazed French doors open onto the charming walled patio garden, creating a seamless connection between the living space and the outside.

To the rear of the property is a well-appointed kitchen, fitted with a range of integrated appliances, excellent drawer storage and a stylish porcelain sink. Further doors open directly onto the patio garden, while a useful adjoining laundry room, with a window to the side provides additional practicality.

The half landing leads to a spacious and beautifully presented bathroom, centred around a striking freestanding open ended bath. A separate walk in shower, wash basin and WC complete this stylish and well considered space.

The first floor offers two generous double bedrooms. The principal bedroom, positioned at the front of the property, benefits from extensive fitted storage along one wall, together with further fitted cupboards and shelving either side of the chimney breast. From the landing, a retractable ladder provides access to the loft space, offering useful additional storage potential.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

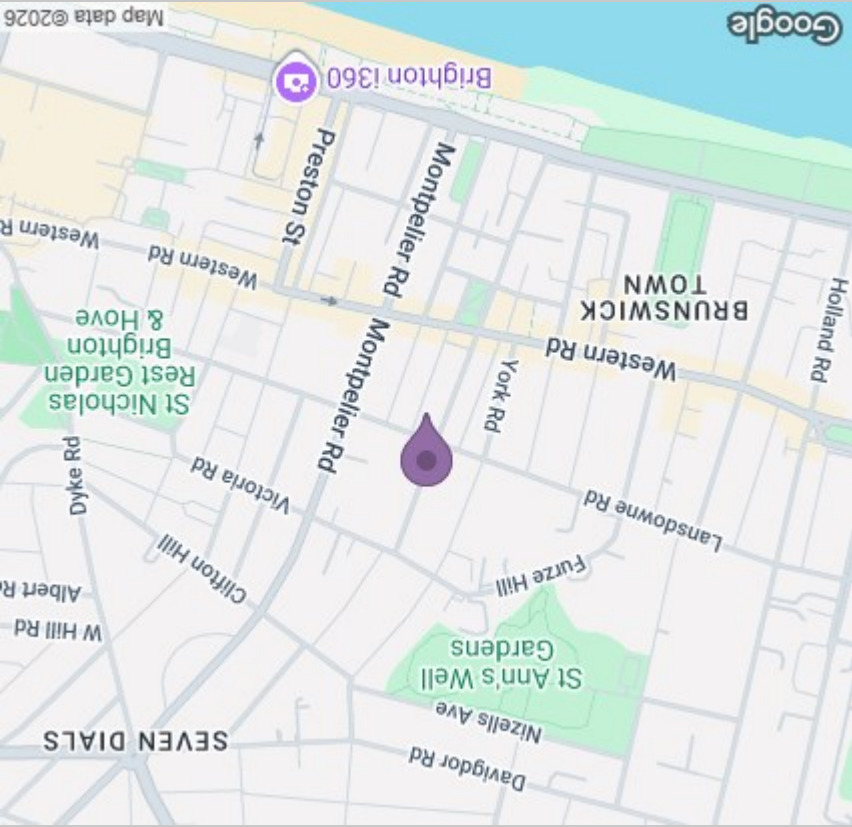
Gray Austin  
first floor office 123-125 dyke road, hove, bn3 1tf  
Tel: 01273 232232  
residential@grayaustin.co.uk  
www.grayaustin.co.uk

Viewing

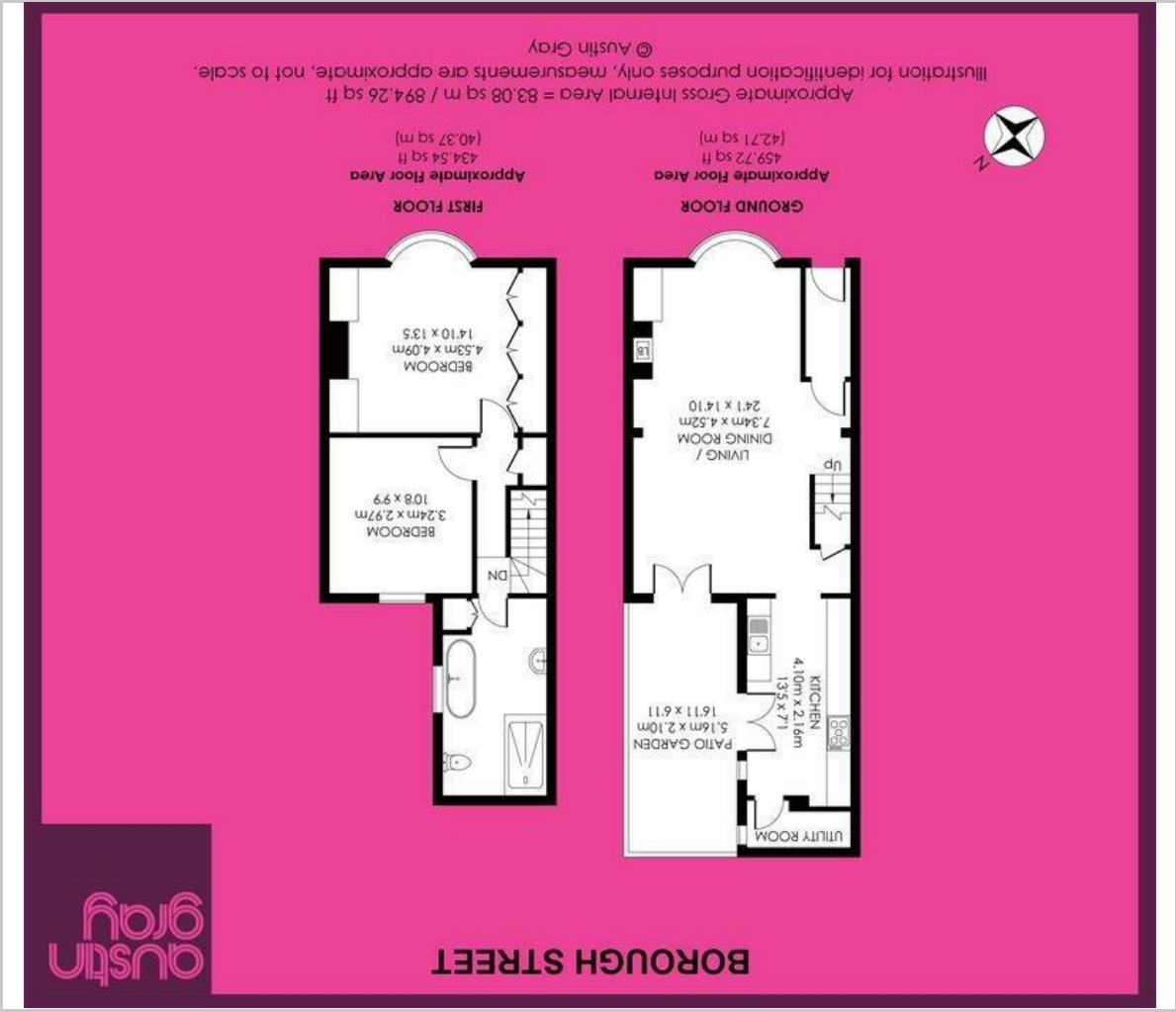
Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating |           |                                                                                                                                                                 |
|--------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Current                  | Potential | <p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p> <p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p> |
| 83                       | 69        |                                                                                                                                                                 |
| A                        |           |                                                                                                                                                                 |
| B                        |           |                                                                                                                                                                 |
| C                        |           |                                                                                                                                                                 |
| D                        |           |                                                                                                                                                                 |
| E                        |           |                                                                                                                                                                 |
| F                        |           |                                                                                                                                                                 |
| G                        |           |                                                                                                                                                                 |

Energy Efficiency Graph



Area Map



Floor Plan