austin gray



24 St. Nicholas Road

Brighton, BN1 3LP

O.I.R.O £800,000

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24 St. Nicholas Road

St Nicholas Road is a quiet residential street in Brighton, offering a pleasant neighbourhood setting within easy reach of the city's many attractions and amenities. The road has a traditional Brighton character, with a mix of period properties and modern homes creating an established residential feel.

The surrounding area provides convenient access to local shops, cafés, schools and everyday amenities, while Brighton city centre, the seafront and the wider range of restaurants, cultural venues and leisure facilities are readily accessible. The area is also well served by local bus routes, making it practical for travelling around Brighton and to nearby areas.

Overall, St Nicholas Road offers a well-connected residential location that combines the atmosphere of a settled Brighton neighbourhood with convenient access to the city centre and coast.

- Victorian terraced home spanning four floors offering versatile accommodation
- 5 bedrooms, 3 reception rooms
- Fitted kitchen with appliances
- Double glazed windows
- Gas central heating
- Walled rear garden
- Central location convenient for schools and Brighton Station
- Immediate vacant possession
- No onward chain
- EPC Rating C Council Tax Band E















On entering the property, a welcoming entrance vestibule leads into the central hallway, with stairs rising and descending to the upper and lower floors. To the front of the ground floor is a bright, bay fronted reception room, while to the rear is a bedroom enjoying views over the garden. There are also two conveniently positioned shower rooms, both fitted with WCs.

A half landing at the rear currently provides a double bedroom and airing cupboard. This area offers potential to be reconfigured to create an additional bathroom, subject to the necessary building regulations and consents.

The first floor provides two further double bedrooms. The spacious principal bedroom is positioned at the front of the property and benefits from plenty of natural light, while a second double bedroom is located to the rear.

Stairs continue to the second floor, where a further double bedroom can be found. This charming room features a pretty window providing rooftop views towards the sea, together with useful, fitted eaves storage.

The lower garden floor offers further versatile living accommodation. At the front is an additional reception room with a light well, while to the rear is a spacious dining room with useful under stair storage and double glazed doors opening directly onto the rear garden.

The kitchen is fitted with a range of wall and base units, providing ample cupboard and drawer storage, with working surfaces arranged along two walls. Integrated appliances include an oven, hob and extractor hood, together with space and plumbing for a washing machine, freezer and American-style fridge/freezer. A combination boiler supplies the central heating and hot water. Double-glazed windows to two sides of the garden floor overlook the rear garden, providing a pleasant outlook and excellent natural light.

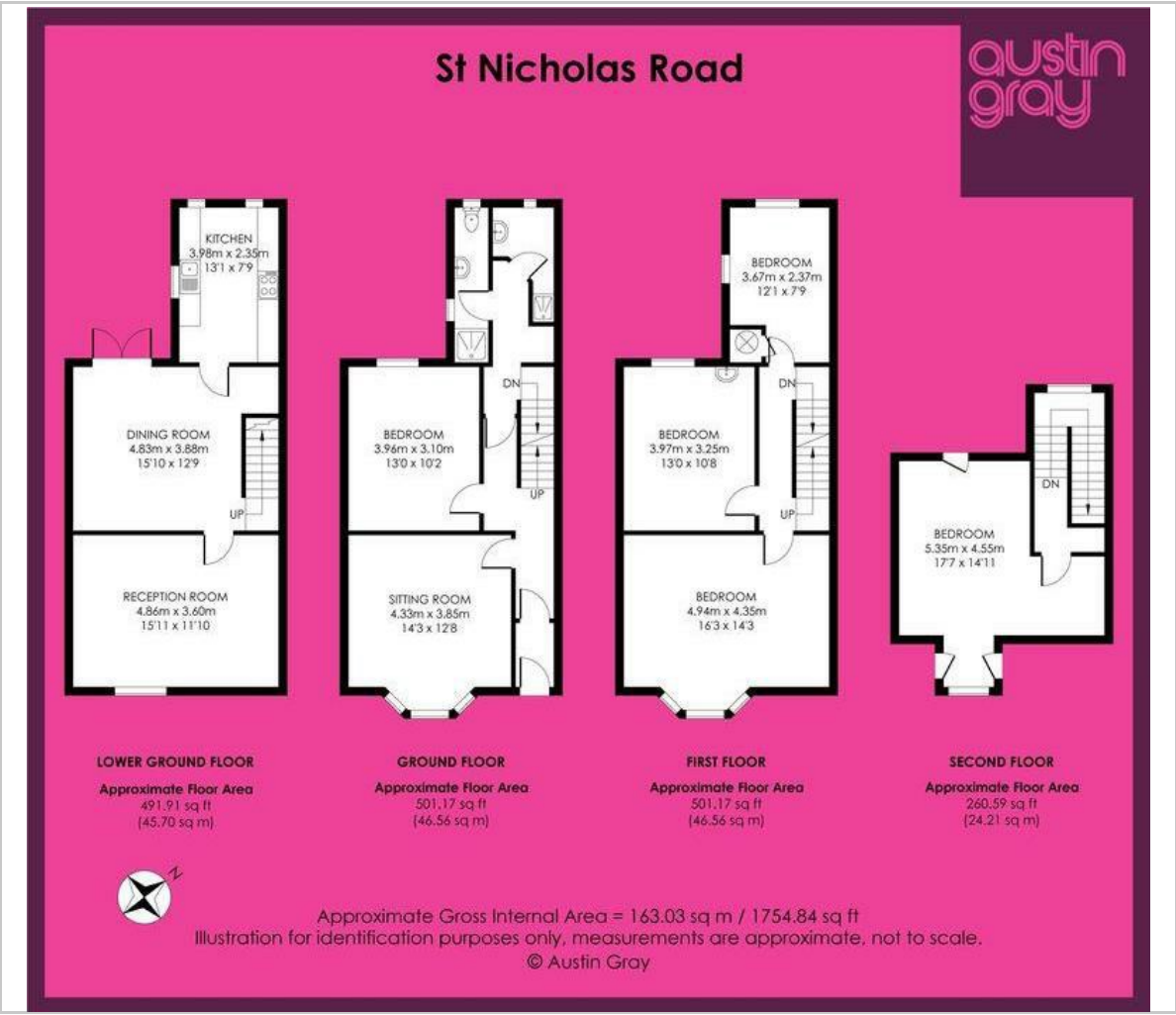
Outside, the rear garden provides a valuable private outdoor space, ideal for entertaining, relaxing or family use.



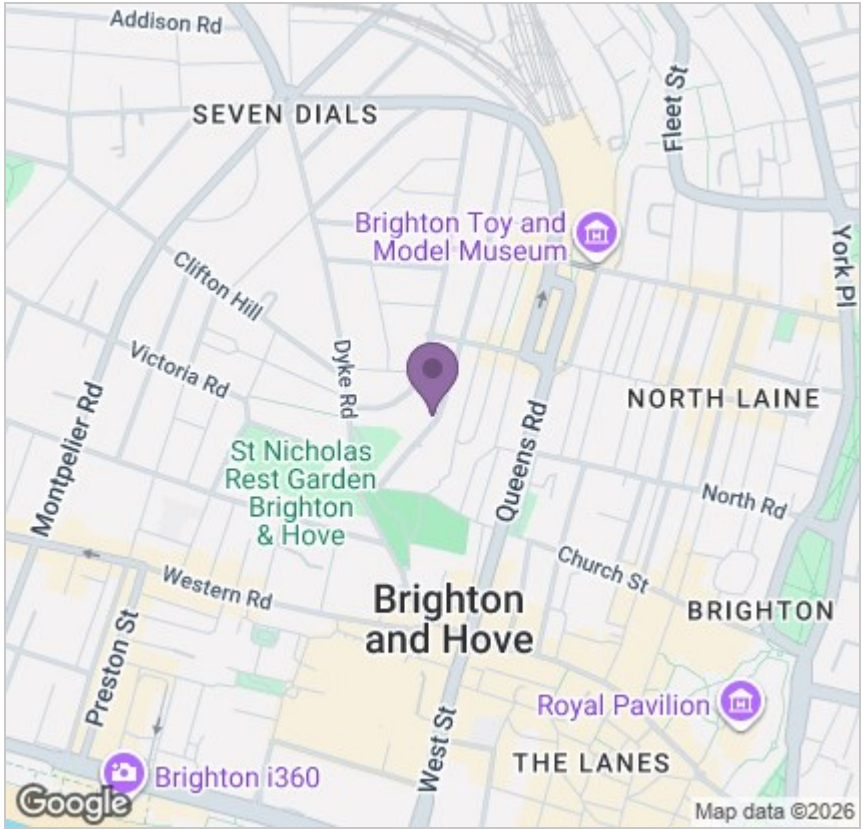




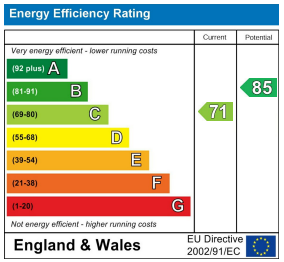
Floor Plan



Area Map



Energy Efficiency Graph



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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