



Cornish Mews, Exeter Street, Brighton, East Sussex, BN1 5PH  
Price on Application - Freehold

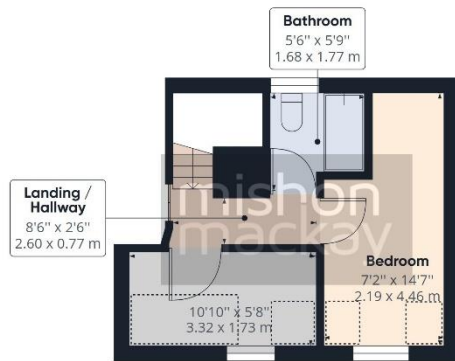
mishonmackay

 MAYFAIR  
OFFICE.CO.UK





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

454.39 ft<sup>2</sup>  
42.21 m<sup>2</sup>

**Reduced headroom**

33.68 ft<sup>2</sup>  
3.13 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

This picturesque cottage offers a harmonious blend of modern and traditional comforts creating the perfect retreat for those seeking a tranquil urban lifestyle.

As you enter this inviting mews cottage, you will immediately be captivated by its character and warmth. The open-plan living area, with its exposed brick walls and wooden beams, creates a rustic yet contemporary ambiance. Natural light streams in through the skylights, illuminating the space and creating an airy atmosphere. The living room is tastefully furnished, providing a comfortable seating area where you can relax and unwind.

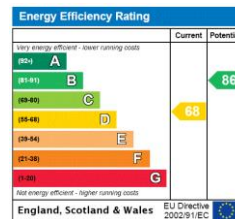
The cottage boasts a fully equipped kitchen with sleek countertops, modern appliances, and ample storage space. The adjacent dining area provides the perfect spot to enjoy a delicious home-cooked meal or a casual brunch with friends.

The two bedrooms in the cottage offer a peaceful retreat for a good night's sleep. The main bedroom is a double, while the second bedroom is a single and ideal for guests, a child, or a home office setup.

One of the most enticing aspects of this mews cottage is its prime location. Situated in the Port Hall area of Seven Dials, you will find yourself in a sought-after neighbourhood known for its vibrant atmosphere and proximity to Brighton Station allowing you to access London and other major cities with ease, making this cottage an ideal choice for commuters.

**Train Station:** Brighton Station 1 mile  
**Council Tax:** Band B

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission. \*\*Please note that all leasehold information relating to length of lease or ground rent & service charges has been supplied to us by the seller.\*\*



**Mishon Mackay - Brighton**

111 Dyke Road, Brighton, BN1 3JE

Tel 01273 775588 Email: brightonsales@mishonmackay.com

**mishonmackay**

