



mishomackay

 MAYFAIR
OFFICE.CO.UK



St. Johns Place, Brighton, BN2 0GR

In summary, this one-bedroom semi-detached house on St. John's Place is a unique and versatile property in the heart of Brighton. With the potential for expansion and a thoughtful layout that emphasises spaciousness and natural light, this residence is a rare find in the city.

Welcome to this rare gem on St. John's Place, Brighton – a distinctive one-bedroom semi-detached house that stands out in a city known for its unique properties. This residence offers a rare opportunity as one of the few one-bedroom houses in the vibrant city of Brighton. What sets this property apart is the potential it holds for expansion, with the possibility of converting it into a two or even three-bedroom home (subject to planning permission).

Upon entering through the elevated ground floor entrance, you are greeted by a spacious hallway that sets the tone for the rest of the house. To the left, the kitchen awaits, offering both functionality and charm. With ample counter space and room for a breakfast table, it's a delightful space to cook and entertain. The large and bright windows provide a preview of the garden, and one of the two access ways to the outdoor oasis is conveniently located in the kitchen.

The ground floor also features the entrance to the spacious and dual-aspect lounge, leading seamlessly to the bright conservatory. The conservatory is a haven for enjoying the picturesque views of the garden, and it serves as an extension of the living space. You have yet another means of access to the garden from this tranquil space, creating a seamless connection between indoor and outdoor living.

Moving upstairs, the large bathroom boasts a clean finish, providing a serene space for relaxation and self-care. Finally, the generously proportioned bedroom awaits, flooded with natural light from its dual-aspect windows. This bedroom is the epitome of comfort and tranquillity, offering an ideal retreat at the end of each day.

The area is popular for its proximity to Queens Park, an attractive park with a pond, tennis courts and a children's playground. The Kemp Town Village, Brighton Train Station and the North Laines are all within easy walking distance.



St. Johns Place, Brighton, BN2 0GR
Freehold



St. Johns Place, Brighton, BN2

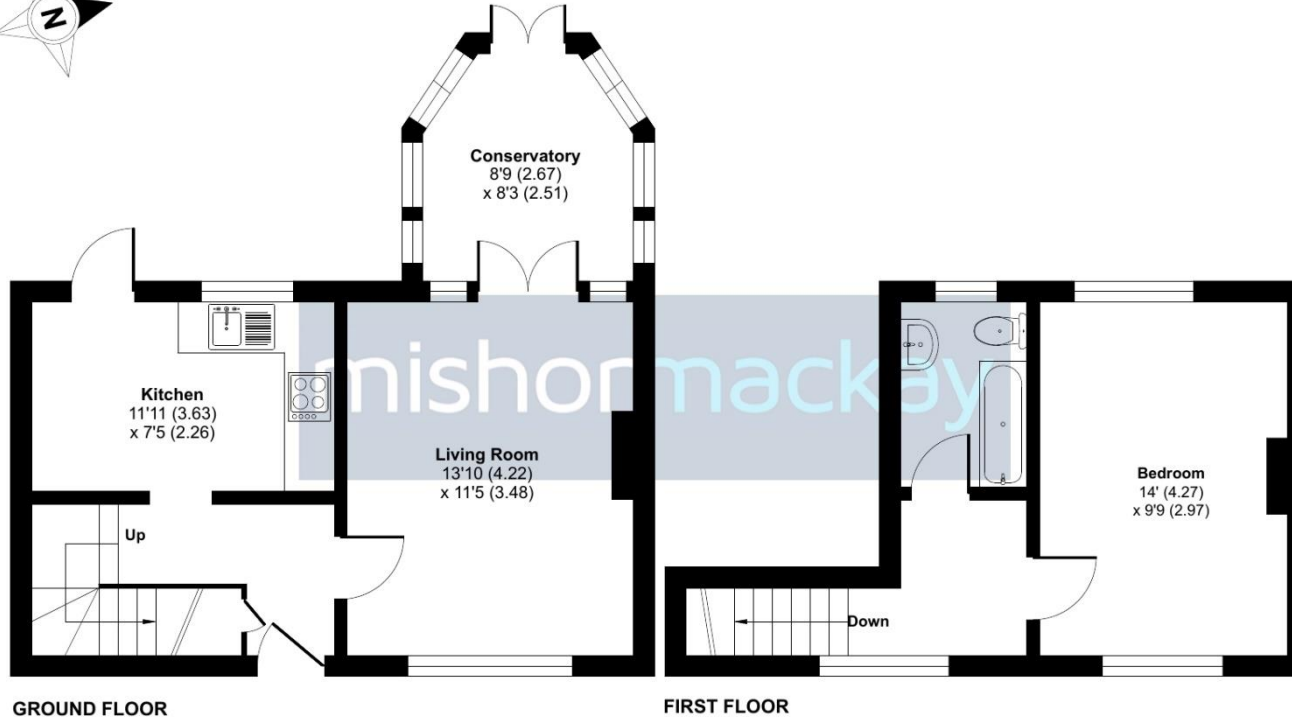
Approximate Area = 646 sq ft / 60 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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.



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2024. Produced for Mishon Mackay. REF: 1081304

Mishon Mackay - Brighton

111 Dyke Road, Brighton, BN1 3JE

Tel 01273 775588 Email: brightonsales@mishonmackay.com

Train Station: Brighton 1 mile
Council Tax: Band A

