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Margaret Street, Brighton, East Sussex, BN2 1TS

Located close to the sea, this unique and rare five-bedroom property is not just a home, but also a lifestyle. Whether you're drawn to the light-filled interiors, the versatile living spaces, or the proximity to the sea this residence presents a great opportunity to live amidst seaside splendour.

Welcome to this exquisite period property, a rare gem nestled near the tranquil shores, offering a harmonious blend of timeless charm and contemporary living in the heart of the Kemp Town Village. Built around 1790 as a pub this unique home retains a number of the original features including the stained glass swing saloon doors, old flint walls and even the old pipes connecting the beer barrels to the bar upstairs.

Spanning across four floors with versatile spaces, this residence boasts a garage, courtyard linking the living areas, a large roof terrace, balcony and secondary roof space inviting you to embrace coastal living at its finest.

As you step inside, you'll be greeted by the warmth of period features seamlessly intertwined with modern comforts. The basement unfolds into a flexible living and office area, while off-street parking is effortlessly catered to by the convenient garage, making daily routines a breeze.

On the ground floor, the elegance continues with a dining room, living room and kitchen, each thoughtfully designed for both functionality and style with French lava stone used for the breakfast bar. The house is designed to be cool in summer, with the courtyard accessed from three sides of the building, allowing for air to flow throughout the kitchen and living room, and warm in winter with log burners in the

dining room and basement living room, a large open fire in the main reception room and the gas Aga and underfloor heating in the kitchen, ensuring warmth and comfort in the colder months.

The kitchen beckons culinary enthusiasts with its island featuring a sink area and built-in appliances, all while offering ample storage. Access to the charming courtyard adds a touch of serenity to your outdoor moments.

Ascending to the first floor reveals a sanctuary of relaxation and luxury. A very large main bedroom and dressing room sets the stage for indulgent self-care along with en-suite bathroom/wet room having a luxury walk in waterfall shower and pebbled floor. The second double bedroom on this level also has an en-suite shower room and there is a family bathroom with vaulted ceiling and waterfall shower.

The journey continues to the second floor, where two additional bedrooms await, along with the lovely large roof terrace, offering even more opportunities to bask in the coastal ambiance.

This idyllic home is right in the heart of Kemp Town village, with its boutique shops and cafes as well as gastro pubs, Soho House, the Sea Lanes complex and of course our greatest treasure the seafront all within walking distance.



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Freehold

Approximate Gross Internal Area 2747 sq ft – 255 sq m
 Basement Area 441 sq ft – 41 sq m
 Ground Floor Area 1098 sq ft – 102 sq m
 First Floor Area 821 sq ft – 76 sq m
 Second Floor Area 387 sq ft – 36 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C		66
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Mishon Mackay - Brighton

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