



33 NORFOLK ROAD BRIGHTON, BN1 3AB

£1,000,000
FREEHOLD

Guide Price £1,000,000 - £1,100,000. A rare opportunity to buy this simply stunning 4 bedroom, 2 bath, Late Regency House in Brighton's highly sought after Montpelier and Clifton Hill conservation area. A gorgeous family home arranged over four floors with roof terrace and courtyard, in a central city location.

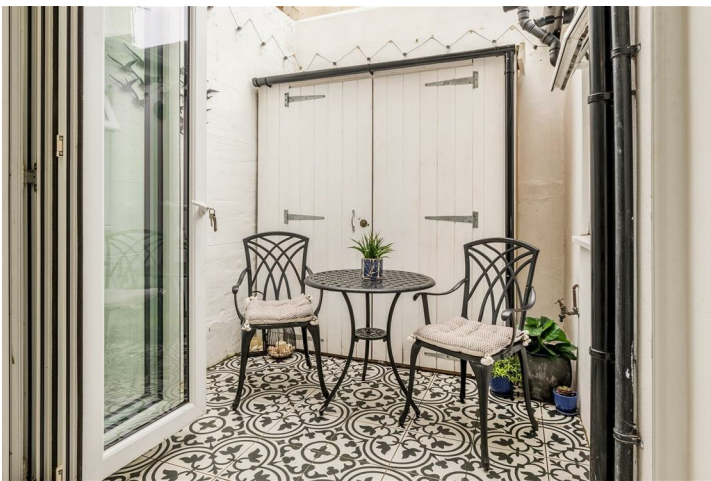
Set in a quiet road this striking, family-sized period home has been sympathetically extended and decorated throughout. It's high ceilings and wide bay windows melding easily with stylish luxury bathrooms and a striking extended kitchen/diner. The plantation shutters, sash bay windows with classic cast iron rails just to mention a few, all add to this beautiful example of contemporary living in a period property.

The star of the show has to be the pièce de résistance on the top floor which is the second outdoor terrace the property boasts. Accessed through double doors, this pretty enclosed roof terrace fitted with Victorian porcelain floor tiles and slatted, whitewashed wood panels enjoys fantastic views to the sea and the i360.

A property that has to be viewed to be fully appreciated.

**Nicholas
James**

SALES LETTINGS AUCTIONS





33 Norfolk Road

Approximate Gross Internal Area = 127.6 sq m / 1373 sq ft

Basement = 17.4 sq m / 187 sq ft

Total = 145.0 sq m / 1560 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1217870)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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