

Guildford Street

Brighton

Asking Price £550,000





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Set within the West Hill Conservation Area, moments from Brighton Mainline Station, this TWO BEDROOM END OF TERRACE HOUSE is arranged over THREE FLOORS and has both a PRIVATE BALCONY and a REAR GARDEN. The property is SOLD WITH NO ONWARD CHAIN.

Arranged over three floors, the house has a generous living and dining room occupying the ground floor, with built-in storage and doors opening onto a private balcony.

On the lower ground floor is a contemporary fitted kitchen with plenty of storage and worktop space, alongside a large bathroom with both a bath and separate walk-in shower. An additional area is currently used as a home office, with further storage and access out to the garden.

There are two well-proportioned double bedrooms, together with a separate WC. To the rear, the split-level garden is established with mature planting, creating a leafy and private outdoor space.

The Local Area

Located in the very heart of Brighton, Guildford Street is just around the corner from the vibrant and unique shops, cafes, bars and restaurants of the Lanes and the North Laines.



A short walk takes you into the hustle and bustle of Brighton city centre with its theatres, gardens and the Royal Pavilion, while the historic seafront promenade, piers and i360 are moments from your door.

When it comes to shopping, there's no shortage of choice with Western Road, North Street and Churchill Square Shopping Centre all offering a wide variety of high street stores. Brighton station is less than a five-minute walk away, providing convenient mainline links for commuters, and regular bus services run throughout Brighton and Hove and up to Devil's Dyke.

Local schools include St Paul's C of E Primary School and Nursery, Middle Street Primary, St Mary Magdalen Primary School, and Brighton Girls.

Further Information

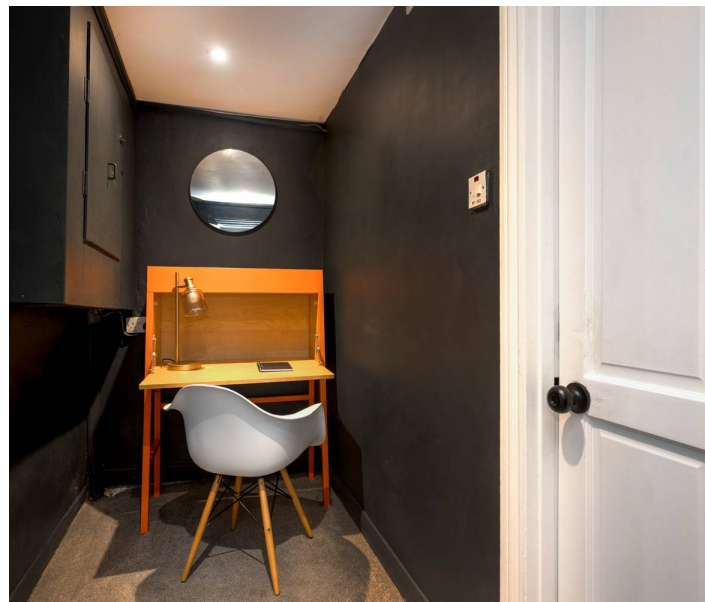
Situated in parking zone Y, this Brighton home is currently in Council Tax band C, which was charged at £2,292.84 for 2026/27.

EPC rating - D

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

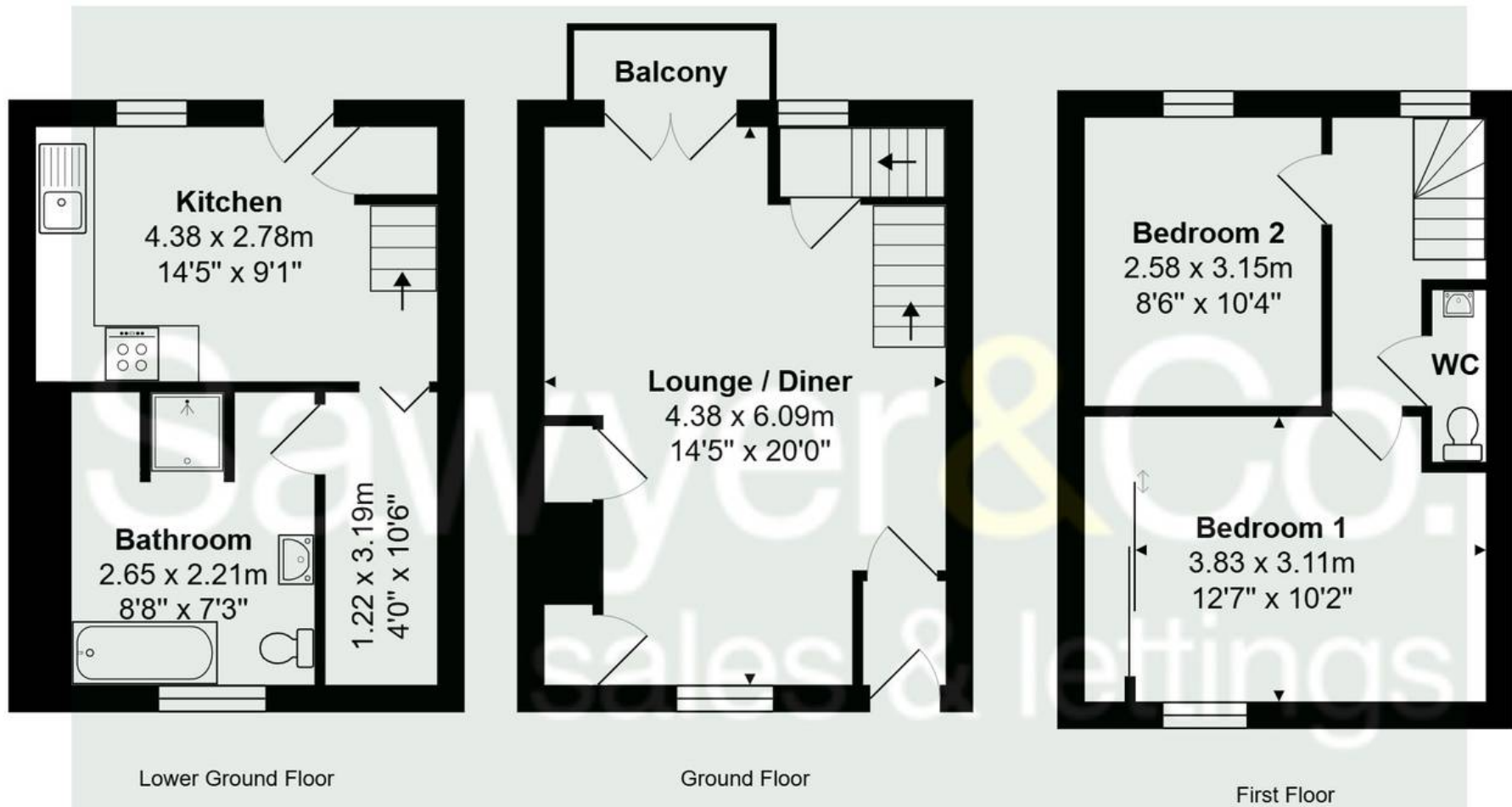
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.









Total Area: 81.3 m² ... 875 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.