



## 71 Carlyle Street

Brighton BN2 9XU

Guide Price £450,000 - £475,000

- PRESENTED IN EXCELLENT ORDER
- TWO DOUBLE BEDROOMS
- SPACIOUS BATHROOM
- MODERN KITCHEN

- LIVING/DINING ROOM
- PRIVATE PATIO GARDEN
- NO ONWARD CHAIN
- GAS CENTRAL HEATING

A beautifully presented mid terrace, bay fronted home, brought to the market in immaculate condition throughout. This charming property offers two well-proportioned double bedrooms and a stylish, spacious family bathroom to the first floor.

The ground floor showcases an impressive open-plan layout, designed with modern living in mind; bright, elegant, and seamlessly flowing into a contemporary fitted kitchen, creating an ideal space for both everyday living and entertaining.

Externally, the property benefits from a private, split level patio, offering a versatile outdoor retreat with a real sense of privacy.

Offered to the market with no onward chain, this exceptional home is perfectly positioned in a highly desirable location. Renowned local schools, including Elm Grove and St Luke's, are within easy reach, along with a vibrant selection of independent shops, cafés, and eateries. The city centre and seafront are also conveniently close, making this an ideal purchase for a wide range of buyers.

**ENTRANCE HALL** Range of fitted cupboards, engineered wood floor.

**KITCHEN** Incorporating sink unit with drainer and mixer tap, adjacent worksurface with cupboards and drawers under, electric cooker with extractor over, washing machine, dishwasher and fridge/freezer, tiled floor, UPVC double glazed window.

**LIVING/DINING ROOM** UPVC double glazed sash bay window, two radiators, sliding patio door to garden.

## FIRST FLOOR

**LANDING** Hatch to loft space.

**BEDROOM 1** UPVC double glazed sash bay window, fitted shelving in alcoves, radiator.

**BEDROOM 2** UPVC double glazed window, radiator.

**FAMILY BATHROOM** Comprising free standing bath, separate walk in shower, pedestal wash hand basin, dual radiator and towel rail, low level w.c, part tiled walls, UPVC double glazed window, cupboard housing 'Vaillant' gas fired boiler.

## OUTSIDE

**PRIVATE REAR GARDEN** Paved and arranged over two tiers.

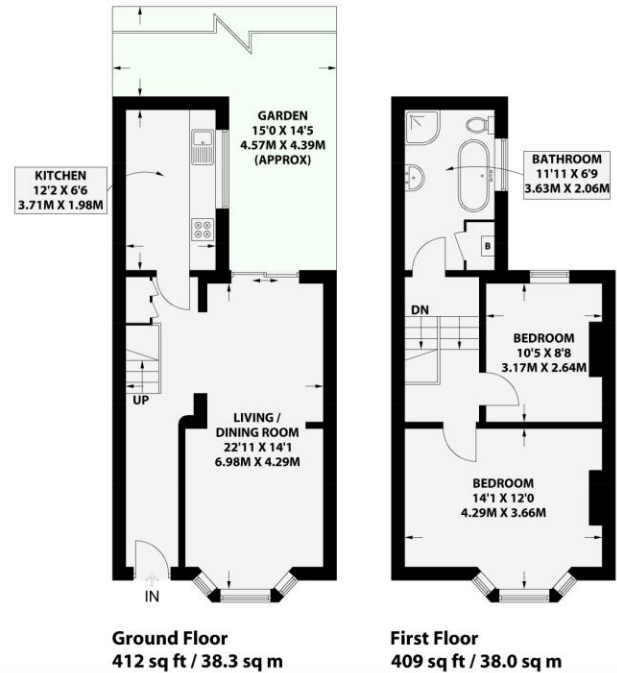
**Council Tax Band C** (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

**We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.**

## CARLYLE STREET

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA  
821 sq ft / 76.3 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPIS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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