







9 BUTE STREET

BRIGHTON, BN2 0EH

FREEHOLD

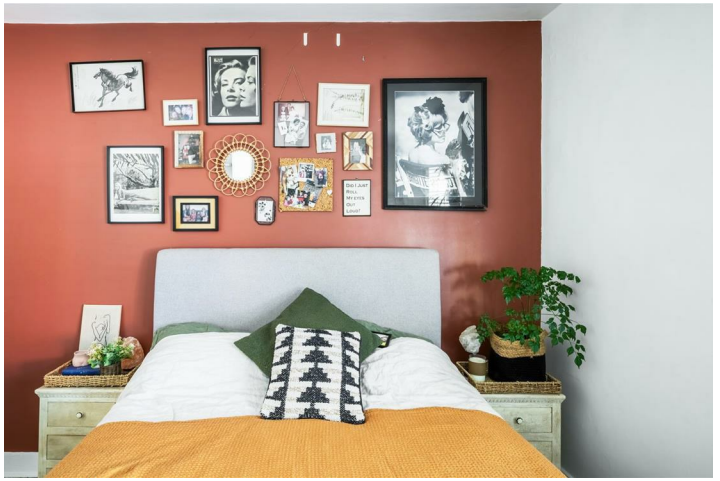
Beautifully modernised three double bedroom Victorian family home in the welcoming Bakers Bottom community. This fantastic freehold property offers approximately 1,037 sq ft of comprehensively renovated accommodation across three floors, with Zone C residents' permit parking and no current waiting list. The impressive lower ground floor provides superb open plan living with a modern fitted kitchen, integrated appliances and dining and reception space. Full width bi-folding doors bring in plenty of natural light and open onto the south facing garden. A useful study area provides space to work from home. Upstairs are three double bedrooms, including a generous principal bedroom with bay window, and a stylish contemporary bathroom. Outside, the landscaped garden features a decked dining terrace, raised planting and a useful store for bikes and garden equipment. Bakers Bottom's colourful streets and friendly community make it a lovely place to call home. Kemp Town, Hanover, Queen's Park and the seafront are within walking distance, with independent shops, cafés and pubs close by.

Brighton Station is approximately 15–20 minutes by bus or 10 minutes by taxi, traffic permitting, with onward trains to London and Gatwick. Schools and colleges in the wider area include St Luke's, Queen's Park Primary, Varndean, Dorothy Stringer, BHASVIC and Brighton MET, alongside independent options including Brighton College, Roedean and Brighton Girls.

Nicholas James

SALES LETTINGS AUCTIONS



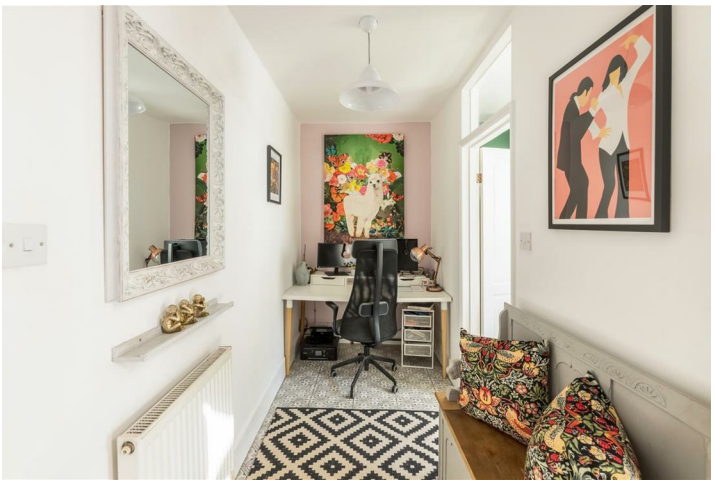















MORRIS
"Have nothing in your houses that you do not know
to be useful, or believe to be beautiful."
William Morris

Bute Street

Approximate Gross Internal Area = 96.3 sq m / 1037 sq ft
Outbuilding = 1.0 sq m / 11 sq ft
Total = 97.3 sq m / 1048 sq ft

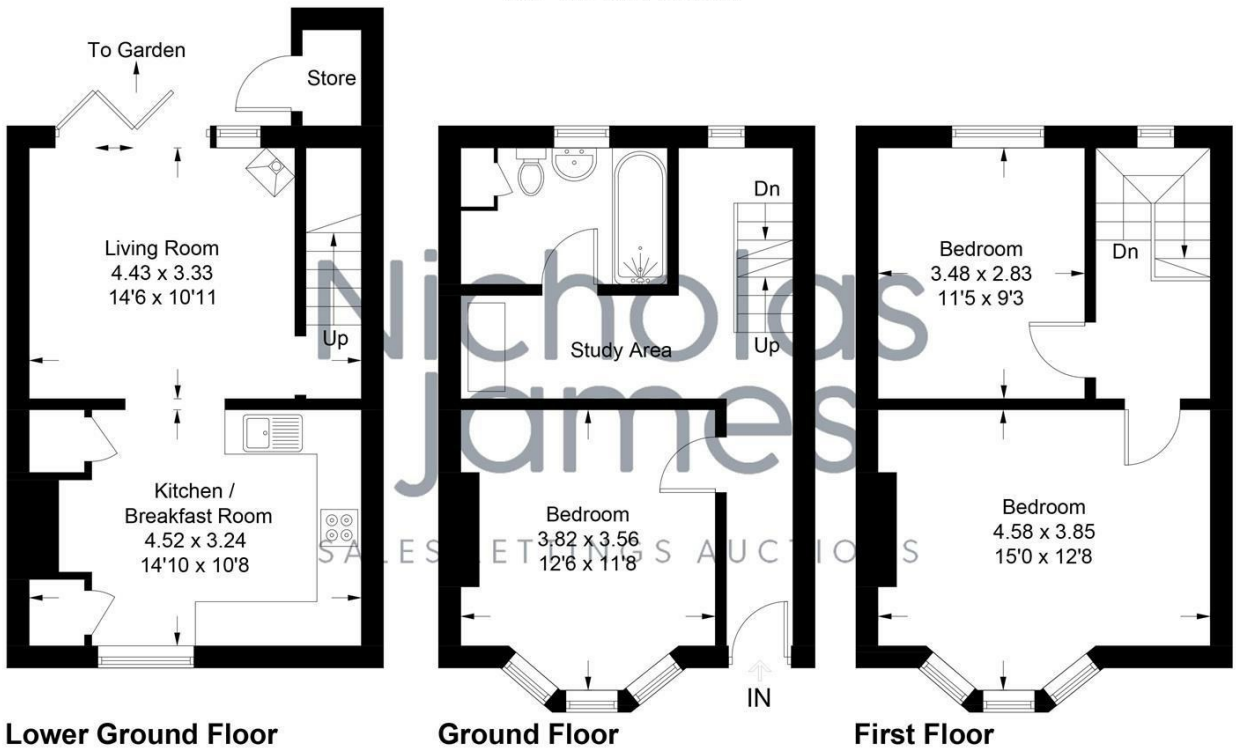
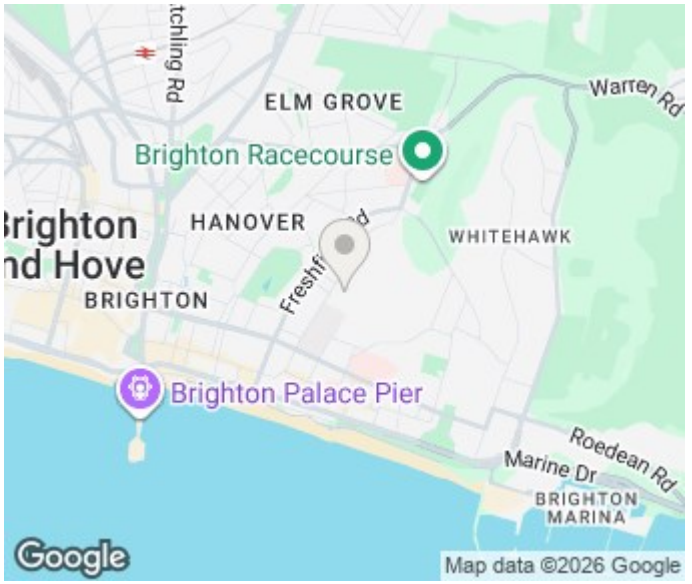
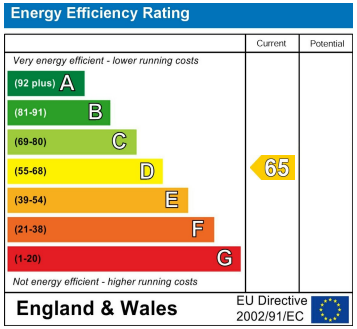


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1339972)





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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