



**3 Sillwood Mews, Brighton, BN1 2PS**  
**£560,000**

\*\*\*\*\* Contact us for a virtual tour \*\*\*\*\*

A three bedroom mews house with off-road parking and pretty, walled, patio garden within a stone's throw of Brighton city centre and seafront and easy access to the countryside.

Sillwood Mews is a small Mews development tucked away in a tranquil and secure setting with a community feel yet located in the heart of the city. Sillwood Street is within a moment's walk of Western Road where numerous shops, bars, restaurants, and other entertainments are to be found along with Churchill Square shopping mall. Brighton seafront is a short walk away whilst Brighton mainline station is within walking distance providing north bound commuter links with London/ the city.

Front door opens into a spacious and light, dual aspect sitting/dining room with windows that overlook the front in a southerly direction whilst a window overlooks the pretty courtyard garden at the rear. There are stripped and polished wood floors, radiators and staircase rising to the first floor with an under stairs storage cupboard.

A good size kitchen/ breakfast room has a range of work surfaces to three walls with a comprehensive range of cupboard and drawer storage both above and below, one and a half bowl sink beneath a pretty window overlooking the walled courtyard garden, space and plumbing for washing machine and dishwasher, inset four ring gas hob with oven below, standing space for fridge/ freezer and breakfast table

and chairs, radiator, stripped and polished wooden floor, part tiled walls, newly fitted wall mounted combination boiler and glazed door leads out to the walled and enclosed courtyard garden.

First floor landing has fitted book shelving and has access to three bedrooms. The first is a double bedroom which overlooks the entrance to the mews.

The third bedroom also situated at the front has fitted storage and access to the roof space which is part boarded.

At the rear of the house is the second double bedroom with fitted wardrobes and access to eaves storage space with a window overlooking the courtyard garden.

Modern white bathroom suite with enclosed bath with mixer taps and shower attachment with glass shower screen, pedestal wash basin, low-level WC and a tiled floor, radiator and window to the rear and an extractor fan.

To the front is off-road parking within the mews.

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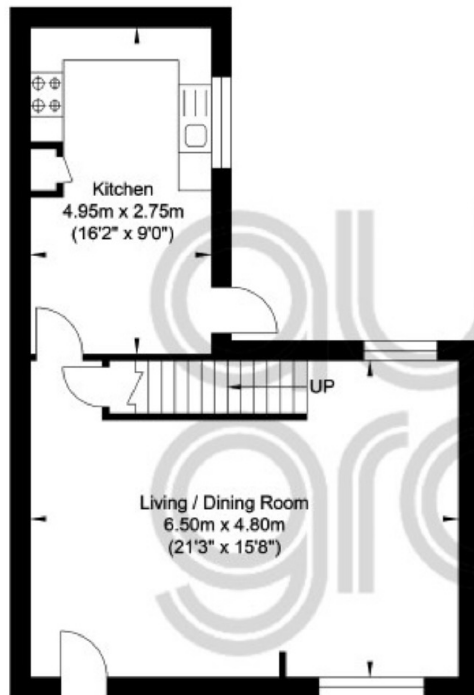




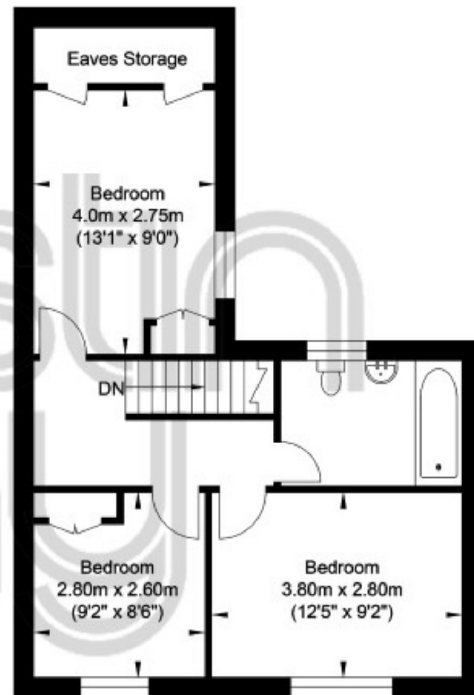
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# Sillwood Mews, Brighton



Ground Floor  
Approximate Floor Area  
485.34 sq ft  
(45.09 sq m)



First Floor  
Approximate Floor Area  
485.34 sq ft  
(45.09 sq m)



Approximate Gross Internal Area = 90.18 sq m / 970.68 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.  
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

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