

# Church Street

## Brighton

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## About the property

A delightful period house located in the heart of the vibrant North Laines, this charming property seamlessly combines classic architectural features with modern comforts, offering a perfect blend of characterful old-world charm and contemporary living.

Offering accommodation across three floors, the ground floor sees a social open plan space of living room, dining room and well appointed kitchen with breakfast bar and French doors opening out onto a tranquil rear patio garden.

The upper floors find four good sized bedrooms all decorated to a high standard with two modern, shower rooms. A large roof terrace overlooking attractive gardens adds a unique feature to houses within this location, a beautiful, stand out feature.

Centrally Located: Nestled in the lively North Laines, you'll be steps away from an array of independent shops, cafes, and cultural attractions. Brighton train station is minutes away with the seafront and all central Brighton has to offer a short stroll away.

Experience the best of both worlds with this enchanting period house, offering the convenience of city living with the charm of a historic home.

No more than two households able to share.

# Church Street Brighton

£3,000 Per month

4

BEDROOM

1

RECEPTION

2

BATHROOM





SCAN HERE TO VIEW ALL AVAILABLE PROPERTIES

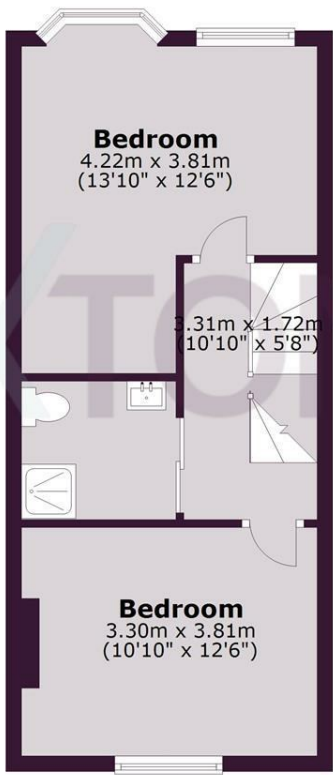
**Ground Floor**

Approx. 34.8 sq. metres (375.0 sq. feet)



**First Floor**

Approx. 35.0 sq. metres (376.4 sq. feet)



**Second Floor**

Approx. 22.4 sq. metres (241.1 sq. feet)



Total area: approx. 92.2 sq. metres (992.5 sq. feet)

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