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North Road, BN1  
£425,000

ASTON  
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## INTRODUCING

# North Road, BN1

3 Bedrooms | 1 Reception Room | 2 Bathrooms | 1210 sq ft |

With Brighton's famous bohemian North Laine on its doorstep, and Brighton Station less than 5-minutes on foot, this beautiful three-bedroom maisonette sits in a prime location within the city. It has been expertly maintained throughout both floors, blending stylish interior design with period features. Its rooms bear the elegant proportions of the era with three bedrooms, two bathrooms and a sizable living room allowing ample space for family time, working from home and entertaining in style.

The beach and city centre amenities are also within walking distance, so you barely need a car, plus transport links and cycle paths are abundant for those looking to live a greener lifestyle.

With several 'outstanding' schools in catchment, this home will appeal to families and professionals alike, all looking to buy a slice of Brighton's rich history in a fantastic, central location.

North Road rises through the North Laine Shopping district between the Steine and Queens Road leading to the station. This area is steeped in history, with this property built during the Mid-19th Century making it Early Victorian. It sits above a commercial premises forming the second and third (top) floors of the building, giving it far-reaching views across the historic landscape to the hills of the South Downs in the North.

From the communal entrance, stairs rise to the second floor, passing one other residential property in the building. Stepping inside, it feels immediately light and airy in the open landing where white walls and fresh dove-grey carpet rises to the top floor. This fresh palette continues in the living room, although carpet makes way for engineered oak flooring bringing form and functionality to the space. Two broad bay windows look out over the rooflines of the North Laine district: across neighbouring gardens and chimney stacks peppered with seabirds. These are double glazed ensuring it is peaceful for a city centre home and warm during winter. There is ample space inside for relaxation and formal dining alongside the kitchen and two marble fireplaces which add huge character and offer practical use as mantelpieces.

The kitchen is a fantastic size running from the living room and through the depth of the building. While it is open plan, it is recessed and painted sunny yellow to differentiate the space. Base level cabinetry houses plenty of storage and integrated appliances which will stay. A cupboard also runs the length of the room to hide non-essential countertop appliances and dried foods to keep the kitchen clutter free.

Completing this floor is the larger of two bathrooms, decorated in classic blue and white with a shower over the bath.

Elevated higher on the peaceful top floor are three bedrooms: two double rooms and an airy single room, ideally used as a child's room or home office for those working from home. All three bedrooms have soft grey carpet underfoot and double-glazed windows from which the views only improve, taking the line of sight across the city to the rolling hills of the South Downs, reminding you how perfectly placed the city is between the countryside and the coast. Bedrooms one and two also boast built-in wardrobes and all have easy access to the shower room across the hall – this time, pretty in pink with a roomy electric-shower cubical.







### Vendor's Comments:

"We have adored living here, in the cultural heart of the city with so much to enjoy on our doorstep. It's a real treat to be able to walk everywhere and we spend a lot of time in the Pavilion Gardens during summer, so you don't miss having a garden of your own. The beach is amazing at all times of year, and you're never stuck for something to do with so many pubs, cafes, bars, museums, art galleries and more within easy walking distance."

### Education:

Primary: Middle Street Primary

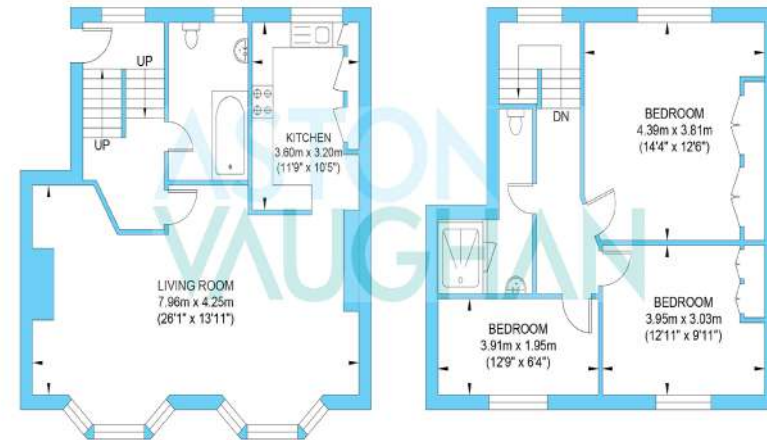
Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Lancing College

### Good to Know:

Ideal for commuters and busy city lovers, this spacious home is in a popular, historical location close to everything this cosmopolitan city has to offer. On the edge of the famously chic North Laine, you can enjoy the innumerable boutiques, restaurants, clubs, cinemas and theatres on foot. It's also conveniently located for parks that provide cool green spaces and host numerous arts events all year round. For those who love the outdoors, the beach, surrounding Downland and Brighton Marina- with waterfront restaurants- are easy to reach, and for commuters, the station serving Gatwick (23 minutes) and London (55) is around the corner, and there's quick access to the A23/A27.

### North Road



Ground Floor  
Approximate Floor Area  
627.42 sq ft  
(58.29 sq m)

First Floor  
Approximate Floor Area  
582.75 sq ft  
(54.14 sq m)

Approximate Gross Internal Area = 112.43 sq m / 1210.17 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.