



Tidy Street, Brighton

Guide price £650,000 - £675,000



Property highlights

- Centrally located in Brighton's North Laine
- Situated on a desirable road
- Accommodation spread over three floors
- Open plan living/dining room spanning the width of the house
- Spacious west-facing garden with patio and hardwood decking
- Modern family bathroom with shower and freestanding tub
- Two generous bedrooms, with built-in storage
- Additional storage space in the loft
- Potential to convert the loft space into another room (subject to planning permission)
- Practical porch



Located in the heart of the North Laine is this characterful townhouse. Lovingly renovated throughout, it offers stylish and comfortable living with the bonus of a spacious west-facing garden.

The property

Located in the heart of the North Laine area of Brighton is this characterful townhouse. Lovingly renovated over the past couple of years, it offers stylish and comfortable living for a couple or small family.

Beyond its smart grey facade is a porch that leads through to a bright open-plan living/dining room spanning from the front to the back of the house. A characterful feature fireplace with porcelain Claybrook tiles defines the living space, and built-in shelves provide plenty of storage and a home for personal items. At the end of the room, there's space to fit a dining table and a desk for working from home. Gigabit fibre broadband provides the home with super fast wifi. Natural light pours in from the windows, and patio doors lead out to the easily maintained garden which has both a patio with porcelain tiles and a hardwood decking. Beds allow for plants to bring the space to life and a beautiful wisteria grows on the back wall, flowering in the Spring. A shed provides a practical space to store garden furniture in the winter.

On the first floor are the principal bedroom and family bathroom which both come with clever storage solutions. In the bedroom, alcoves house shelves, and fitted wardrobes with sliding doors cover a whole wall. In the bathroom, built-in cupboards allow for cleaning products and linens to be hidden away. A modern double shower and freestanding bath contrast perfectly with the pink 80s-style sink and WC.



The property continued...

On the lower ground floor is the modern blue shaker-style kitchen, complete with a white butler sink and a double oven. A large cupboard off the kitchen provides space to store household appliances. The second bedroom is located next to the kitchen and provides a quiet space away from the rest of the house. It has the bonus of underfloor heating.

The boarded roof space is accessible by a ladder. This space has the potential to be transformed into an additional room (subject to planning permission).

This property is Freehold and the council tax band is C.







The area

The North Laine area of Brighton is much-loved by residents and visitors alike. Full of independent coffee shops, retail units, restaurants, and pubs it has a distinct feel of a town unto itself. With a thriving community of residents, it is described as a very special place to live and there's an abundance of ways to while away your days. Brighton seafront, with its iconic pier, pebbled beaches and promenades are just half a mile away.

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This home has been lovingly renovated over the past few years and offers bright and airy accommodation in the heart of Brighton's bustling North Laine. The open plan living room offers 'zones' for relaxing, eating, or working - which we love.

Abi Radford, CMO & Co-Founder

Transport links

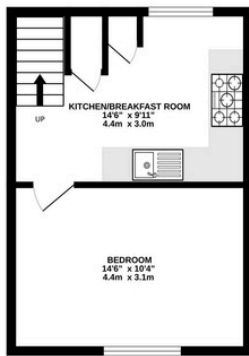
Located a short five-minute walk from Brighton mainline station, this property is well-situated for London commuters or those who like to get out of the city on occasion. London Bridge can be reached directly in just under an hour and ten minutes and Gatwick Airport in half an hour. For those with a car, there is on-street permit holder parking.

Schools

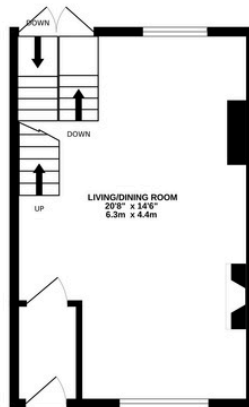
The area is well-known for its good schools for all ages. Local primary schools within walking distance include St Paul's CofE and St Bartholomew's. Secondary schools nearby include Cardinal Newman and Blatchington Mill. Varndean College and BHASVIC offer good further education options.



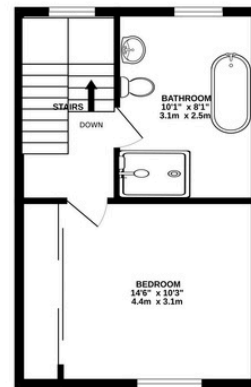
LOWER GROUND FLOOR



GROUND FLOOR



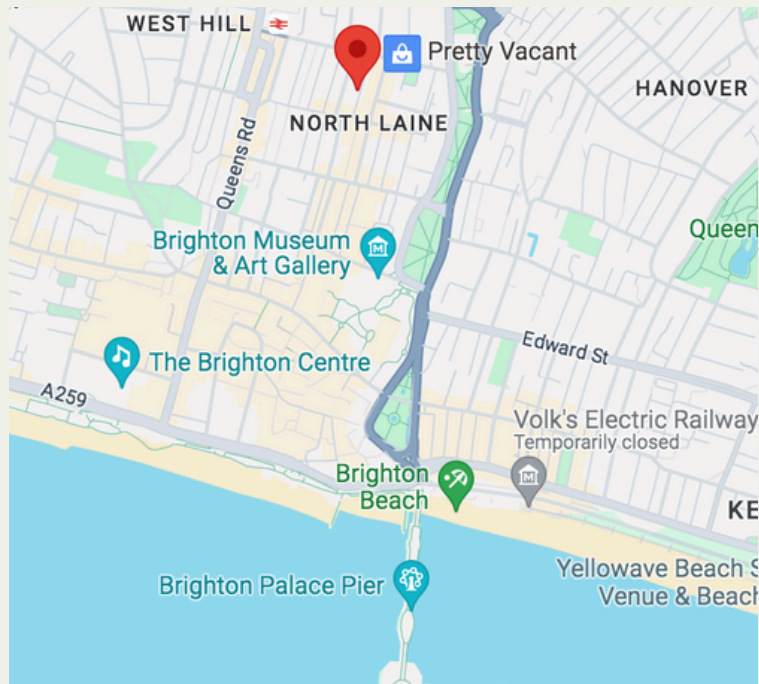
FIRST FLOOR



TOTAL FLOOR AREA : 871sq.ft. (80.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewings are by arrangement only. Contact us and we will be happy to show you around.

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