



Tichborne Street, Brighton

Guide price £750,000



Property highlights

- Located on a desirable road in the North Laine area of Brighton
- A six-minute walk to Brighton Station
- Spacious accommodation spread over four floors
- Two floors dedicated to living spaces
- Three double bedrooms with built-in storage
- Two bathrooms
- Patio garden
- Opportunity to put your own stamp on it
- Versatile loft space with potential to extend (subject to planning)
- Chain free



Guide price £750,000 – £800,000. This spacious four-storey home in Brighton's North Laine offers two reception rooms, three bedrooms, and a patio garden. Recently decorated and chain-free, it's brimming with potential to personalise.

The property

This spacious four-storey home sits in the heart of vibrant North Laine, moments from Brighton's best shops, cafés, and cultural hotspots. Step through the front door into a welcoming entrance hall that leads to a dual-aspect living room stretching the full length of the house. Originally two rooms, this bright and airy space is perfect for relaxing or entertaining and features a charming Victorian fireplace with a gas fire. Also on the ground floor is a stylish wet room complete with Fired Earth marble tiles, a WC, and a thermostatic shower.

On the lower ground floor, you'll find a generous kitchen and breakfast room, extending nearly 8 meters. The hand-built kitchen combines reclaimed elements, including a vintage wooden bar counter with drawers, while Fired Earth tiles add character to the splashbacks and countertops.

A white ceramic sink overlooks the patio garden, and integrated Bosch appliances, including a dishwasher and washing machine, are neatly concealed within bespoke cabinetry.

The upper two floors host three well-proportioned bedrooms each with built-in storage solutions. There's also a spacious family bathroom, complete with a freestanding bath and underfloor heating.

The patio garden is a rare gem in central Brighton, spanning two levels with timber decking and secure rear access to Orange Row, a lane at the back of the house.

A generous loft space, accessed via a loft ladder, features tongue and groove finishes, carpeted floors, two Velux windows, and fitted lighting and electrics. This versatile space is ideal as a home office, snug, or storage, with the potential for a full loft conversion (subject to planning permission).

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

The area

The North Laine in Brighton is adored by locals and tourists alike. Brimming with indie cafes, shops, eateries, and pubs, it exudes a unique town-like charm. With a vibrant community, it's hailed as an exceptional place to live, offering endless ways to spend your days. Brighton's famous seafront, featuring the iconic pier, pebbled beaches, and scenic promenades, is just half a mile away.

Transport links

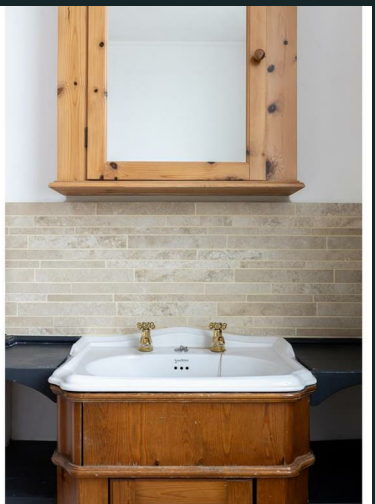
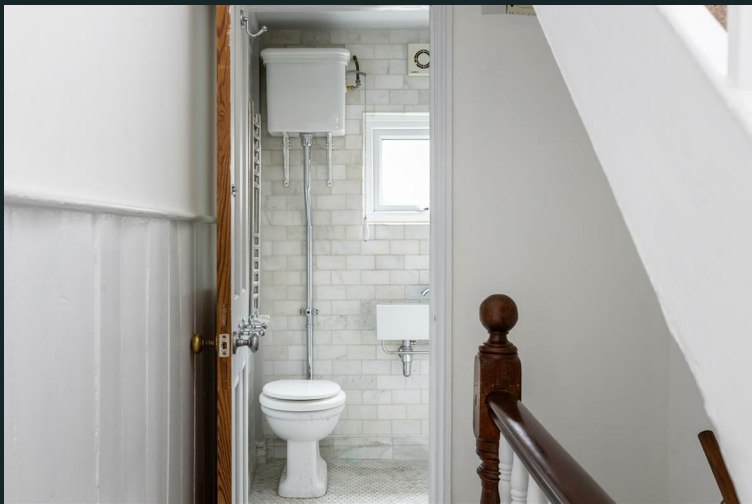
Just a brief six-minute stroll from Brighton mainline station, this property is ideal for London commuters or those who like to get out of the city on occasion. London Victoria can be reached directly in just under an hour and ten minutes and Gatwick Airport in half an hour. Plus, permit-holder parking spaces are available right outside the house for those with a car.

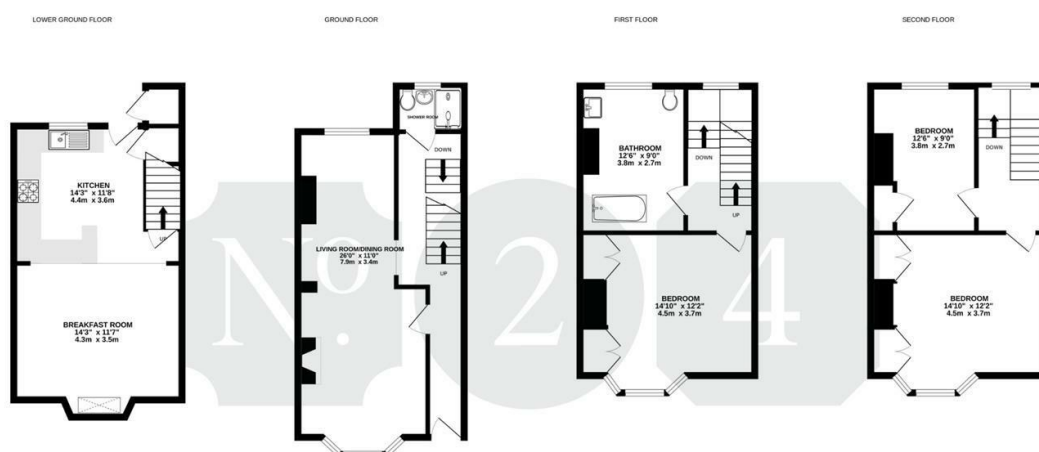
Schools

Brighton isn't short of good schools for children of all ages and Tichborne Street is well situated for easy access to a number of them. Brighton Girls Independent School is a twelve-minute walk away and Brighton College can be reached in eight minutes by car. Local state schools include St Mary Magdalen's Catholic Primary & Nursery School, St Paul's C of E School, Cardinal Newman Catholic School and Sixth Form, and BHASVIC College.









TOTAL FLOOR AREA : 1395sq.ft. (129.6 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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