



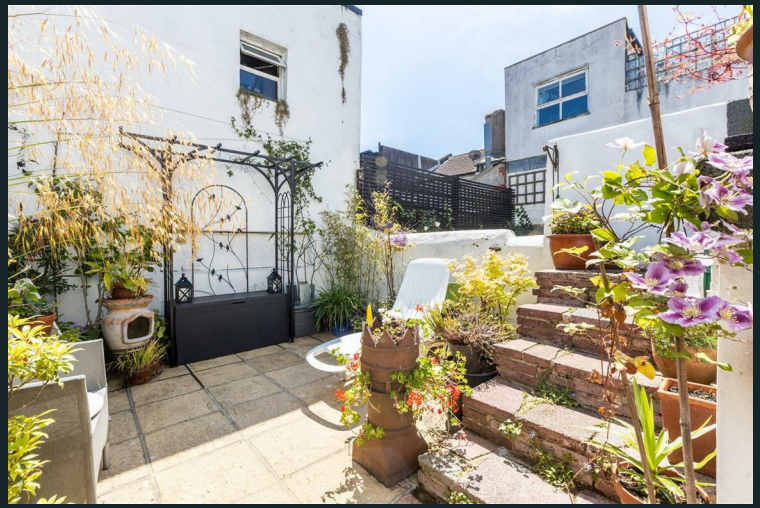
# Tidy Street, Brighton

Guide price £700,000 - £775,000



## Property highlights

- Centrally located in Brighton's North Laine
- Situated on a desirable road
- Accommodation spread over three floors
- Three double bedrooms
- Family bathroom and separate WC
- Charming original features from the 1840s
- Open plan kitchen/living room spanning the lower ground floor
- Private multi-level patio garden
- Separate utility room
- Ample storage space throughout



Guide price £700,000 – £750,000. Located in the heart of the North Laine of Brighton is this charming townhouse. Bursting with character it boasts three double bedrooms, a family bathroom and separate WC, and a private rear garden.

#### The Property

Located in the heart of the North Laine of Brighton is this charming townhouse. Having been lived in and loved by the same family for almost fifty years, it is now coming to the market for the first time. It has been configured slightly differently to the neighbouring homes to suit family living, and there's scope to reconfigure it if desired.

You enter from the street into a hallway off which is a ground floor bedroom, family bathroom with light blue panelled walls and a white suite, and a separate WC. Upstairs there's the principal bedroom, with built-in storage, and a third bedroom overlooking the garden. The bedrooms are all a good size and have white shutters on the windows in keeping with the style of the house.

On the lower ground floor is a charming open-plan kitchen/living room bursting with original features. The sturdy kitchen cupboards were built in the same wood that was used to build the house, there's terracotta-coloured tile flooring and an original brick fireplace in the living room. Double doors lead out to the patio garden and bathe the space in light. Outside, the private garden is split across two levels and is the perfect place for a morning coffee, or al-fresco dining. There's also a handy utility room with space for an additional fridge and washing machine.

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.

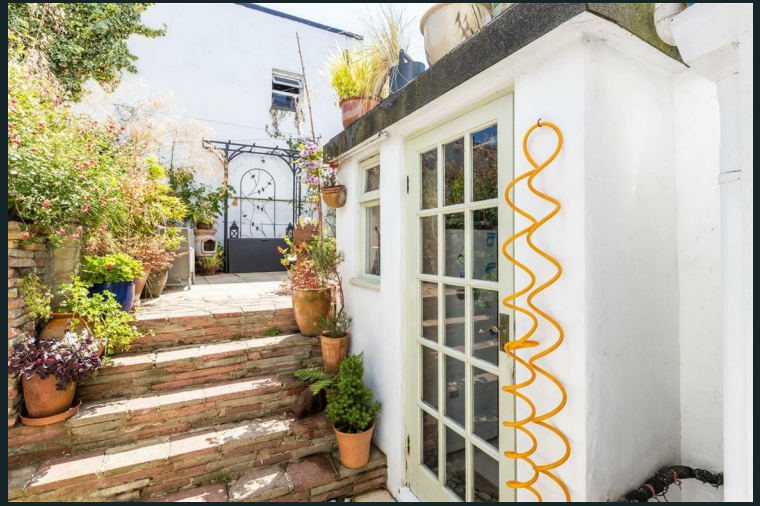


### Transport Links

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.







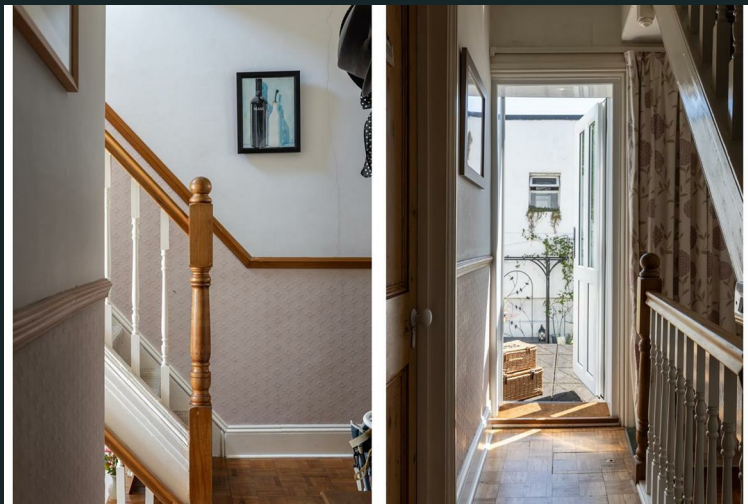




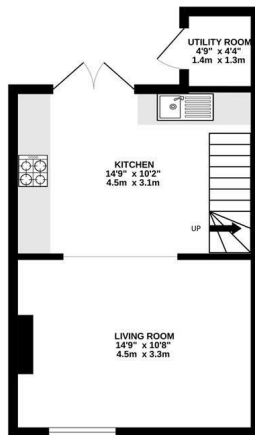




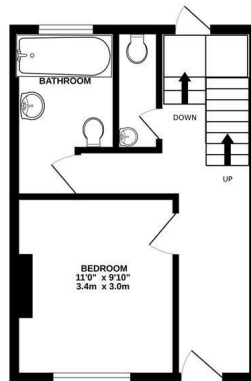




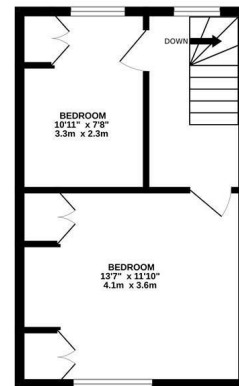
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



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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