



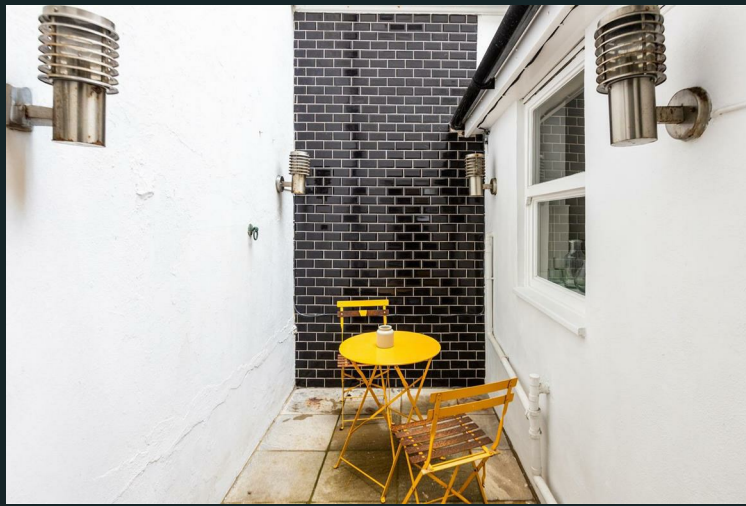
Foundry Street, Brighton

Guide price £475,000 - £500,000



Property highlights

- Centrally located in the North Laine Conservation Area
- Close to local shops, cafes, and restaurants
- Ideal for commuters - 0.2 miles to Brighton mainline train station
- Original period features
- Bright, open-plan living and dining space
- Modern, functional kitchen
- Two well-proportioned bedrooms
- Boarded loft space
- Private courtyard garden



Guide price £475,000 – £500,000. Charming two-bedroom terraced home in the North Laine area with an open-plan living/dining room, and courtyard garden. Close to Brighton station and local amenities.

The property

Every home in Brighton's vibrant North Laine has its own character, and this one is no exception. Dating back to the 1800s, it was once an iron foundry workshop, a heritage reflected in its soaring ceilings and distinctive arched windows. Today, it has been thoughtfully updated with smart design touches, offering a stylish and inviting two-bedroom home.

Step through the front door into a bright and airy living space that runs the full length of the house. Hardwood floors add warmth and continuity, with clearly defined zones for lounging and dining. At the far end, the kitchen is accessed through a characterful arch doorway, blending function and form. From the living room, a door opens onto a private courtyard garden—perfect for potted plants and peaceful morning coffees.

Upstairs, two well-proportioned bedrooms provide comfortable retreats. The principal bedroom is positioned at the front, where an elegant arched window offers views over the street. The second bedroom enjoys a peaceful outlook over the courtyard. A modern bathroom completes the upper level. Additional storage space can be found in a boarded loft.

Finished in a neutral palette throughout, the home is ready for a new owner to move in and make it their own.

Additional property information

Property type: Terraced house

Tenure: Freehold

Council tax band: C

Parking: On street parking in zone Y

The area

Foundry Street was named after the Regent Iron Foundry, which stood at the end of the street on North Road. It was the town's largest employer for much of the nineteenth century and the houses on the street were originally occupied by foundry workers.

Foundry Street is just one of the historic roads that make up the North Laine in Brighton, which is adored by locals and tourists alike. Brimming with indie cafes, boutique shops, eateries, and pubs, it exudes a unique town-like charm. With a vibrant and caring local community, it's hailed as an exceptional place to live, offering endless ways to spend your days and the occasional street party in the summer!

Brighton's famous seafront, featuring the iconic pier, pebbled beaches, and scenic promenades, is just half a mile away.

Schools

Brighton isn't short of good schools for children of all ages and Foundry Street is well situated for easy access to a number of them. Brighton Girls independent school is a fifteen-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.

Transport links

Just a brief four-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 Bridge 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.



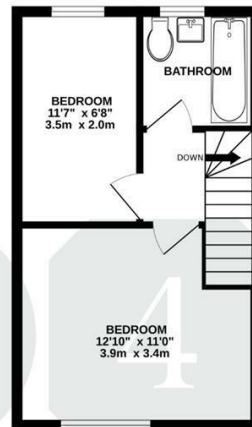




GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA: 657sq ft. (61.0 sq.m) approx.

Whilst every effort 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.

Made with Metropix 02/2025

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