



## Upper Gardner Street, Brighton BN1 4AN

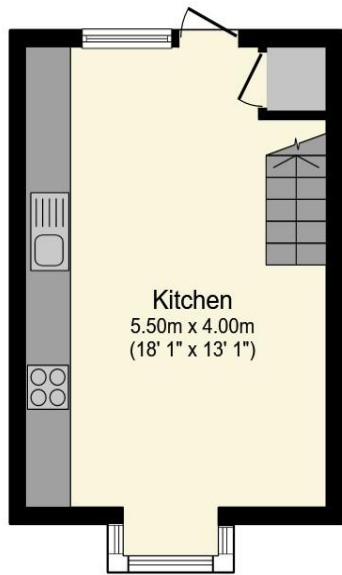
*A four storey period home in the vibrant North Laine area of Brighton, just below Brighton station and walking distance to the shops, pubs restaurants of the North Laine and beyond.*

**welcome to**

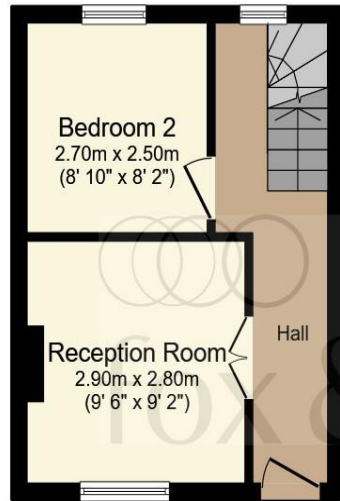
## **Upper Gardner Street, Brighton**

A spacious and versatile North Laine home built in the 1830's in a popular and well renowned street. Upper Gardner Street has a great community feel and is well known for its Saturday market. It is just a few minutes walk from Brighton station and similar distance to the shops, pubs, restaurants and independent shops in the vibrant North Laine. The flexible accommodation is arranged over four levels. At entrance level there is a sitting room followed by a bedroom/study with floor to ceiling windows.





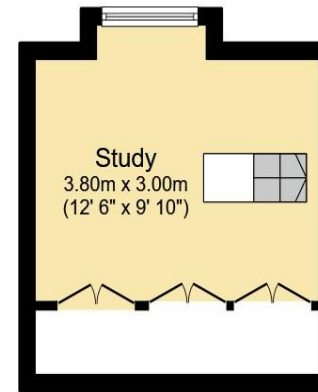
**Lower Ground Floor**



**Ground Floor**



**First Floor**



**Second Floor**

On the first floor a Master bedroom and large separate bathroom and on the top floor an airy attic room/study with views over the city rooftops. On the lower ground floor there is a spacious kitchen/dining room with a walled patio garden which is a real sun trap. This home has tons of potential and needs to be seen to appreciate its character.

Total floor area 81.5 m<sup>2</sup> (877 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Upper Gardner Street, Brighton

- Spacious and versatile period house
- Arranged over four floors
- 2/3 bedrooms
- Bathroom
- Kitchen/breakfast room
- Garden
- Popular North Laine location
- Close to Brighton station

Tenure: Freehold EPC Rating: D

# £650,000



Please note the marker reflects the postcode not the actual property

check out more properties at [fox-and-sons.co.uk](https://fox-and-sons.co.uk)



Property Ref:  
BHF113570 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01273 777000**



[westernrd@fox-and-sons.co.uk](mailto:westernrd@fox-and-sons.co.uk)



117-118 Western Road, BRIGHTON, East  
Sussex, BN1 2AD



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)