



North Gardens, Brighton, BN1 3LB

Guide Price £600,000 - £625,000

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Discover this beautifully presented three bedroom, two bathroom home in Brighton's West Hill conservation area. With a modern design, integral garage, and a peaceful garden, it offers a superb central location near the station, seafront and North Laine.

Welcome to this stunning three bedroom property situated in the sought-after West Hill conservation area of central Brighton. With its spacious three-storey layout and superb location on a quiet one-way street, this modern townhouse is a truly exceptional find.

As you enter the property, you are greeted by a welcoming hallway adorned with gorgeous Canadian maple flooring. The ground floor offers multiple functionalities, featuring an integral garage that provides convenient off-road parking or storage space. Additionally, there is a versatile third bedroom with patio doors leading to the private patio garden, allowing an abundance of natural light to flood the space. A convenient shower room/utility room adds to the practicality, and a separate door grants easy access to the outdoor area.

Moving up to the first floor, you'll find a modern white-fronted fitted kitchen boasting ample cupboard space to satisfy all your storage needs. French doors open up to a delightful Juliet balcony, allowing for fresh air and sunlight to create a bright and vibrant ambiance. Adjacent to the kitchen is the spacious and light-filled lounge, complete with an elegant bay window and continued Canadian maple flooring, creating a warm and inviting atmosphere.

Venturing further up to the second floor, a skylight window on the landing fills the space with natural light. The upper level comprises two comfortable double bedrooms, both thoughtfully designed to optimize space and comfort.

The bathroom features a skylight window, a double ended enamelled steel bath, and a separate shower enclosure, providing a peaceful retreat for relaxation.

Adding to the allure of this property is the secluded patio garden at the rear. This private outdoor space is perfect for enjoying a morning coffee, unwinding after a long day, or entertaining guests on warm summer evenings.

Beyond the exquisite features of the house itself, this property benefits from an excellent location. Within a short walking distance, you'll find Brighton railway station, granting easy access to transportation networks. The seafront, renowned for its vibrant atmosphere, is also just a stone's throw away. Furthermore, high street shopping and the eclectic delights of the North Laine neighbourhood are within easy reach, ensuring a diverse range of amenities catering to every need and desire.

Immaculately presented throughout, this house is ready for you to make it your home. With its generous size, appealing design, and fantastic location, it offers an exceptional opportunity to reside in one of Brighton's most desirable areas. Arrange a viewing today and experience the epitome of contemporary living in this remarkable property.





Ground Floor
465 sq ft / 43.2 sq m

First Floor
486 sq ft / 45.2 sq m

Second Floor
450 sq ft / 41.8 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGE) = 1401 sqft / 130.2 sqm

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only. © Oakley Property 2024



Agents Notes

Tenure Leasehold
183 Year Lease Term Remaining
Ground Rent- N/A
Service Charge-N/A
Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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