



**Tidy Street, Brighton, BN1 4EL**  
Offers In Excess Of £525,000



# Tidy Street, Brighton, BN1 4EL

## Victorian terraced house in need of full refurbishment, boasting many period features, excellent location and a westerly patio garden.

Situated on Tidy Street in the heart of Brighton's North Laine Conservation Area, this three-bedroom house offers a rare opportunity to create a personalised home brimming with character. Spanning 1,089 square feet across three floors, the property retains a wealth of period features and awaits full refurbishment, making it perfect for buyers looking to craft their ideal living space in one of Brighton's most desirable locations.

Approached via a desirable one-way street, the property welcomes you with its traditional Victorian façade and a front door featuring a fanlight window above. Stepping into the hallway, you are greeted by original corbels and cornice, providing an immediate sense of the property's heritage charm. The accommodation begins with a lounge situated at the front of the house. This reception room is a fine example of Victorian design, boasting a multi-paned sash window that floods the space with natural light, a decorative marble fireplace surround, and built-in cupboards within the chimney recesses. The corning enhances the room's historic appeal.

To the rear of the ground floor lies the dining room, which could easily serve as a fourth bedroom or home office, depending on your needs. This room also features built-in cupboards within the chimney recess and benefits from a window overlooking the west-facing patio garden. Adjacent to the dining room is the kitchen, complete with a window and door providing direct access to the garden. The kitchen an excellent foundation for modernisation, while the garden access ensures practicality for outdoor entertaining or simply relaxing.

The property extends to a lower floor, adding valuable additional space. This area features a window, a fireplace with its original range cooker, and access to an old under-pavement coal hole—an evocative reminder of the house's Victorian origins. This floor offers potential for various uses, such as a bedroom, snug or study area.

Ascending to the first floor, you will find two generously sized double bedrooms, both retaining their original fireplaces and built-in cupboards. The bathroom, which includes a built-in cupboard, gas boiler, as well as another fireplace.

Externally, the house benefits from a west-facing walled patio garden, a private outdoor space that offers a sunny aspect and space for relaxation or entertaining. Additional storage is provided by the garden's sheds, further enhancing the property's practicality.

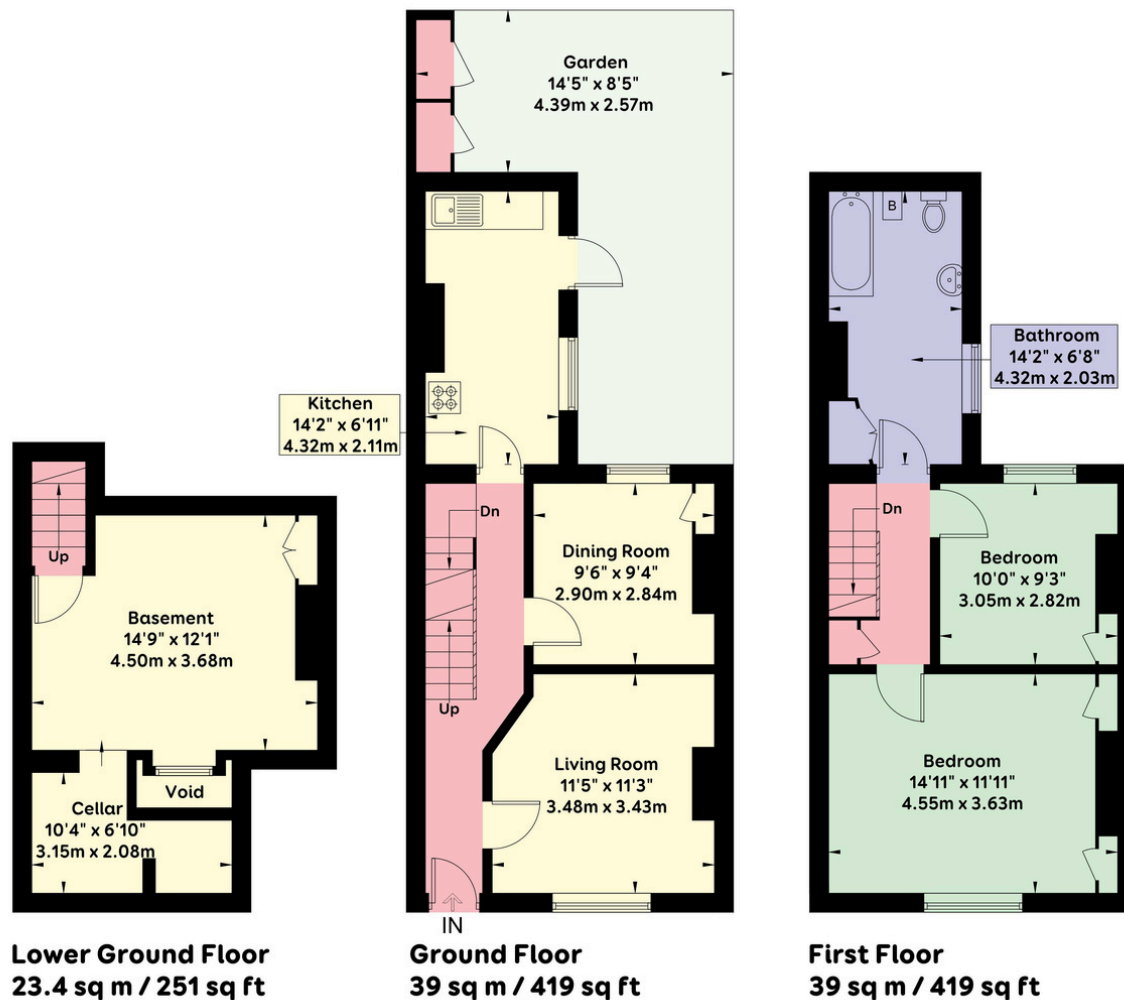
The location is undeniably one of the property's strongest attributes. Positioned within Brighton's North Laine Conservation Area, the home sits amidst a vibrant and eclectic mix of independent boutiques, cafes, and cultural venues. Brighton Station, the seafront, high street shopping, gyms, and entertainment options are all within walking distance, making this property an ideal base for enjoying the dynamic lifestyle Brighton has to offer.

This house presents an exceptional opportunity for those looking to invest in a property with immense potential in a prime location. While it requires full refurbishment, the period features and spacious layout provide an excellent canvas for creating a truly unique home. Whether you are drawn by the charm of period architecture, the convenience of city-centre living, or the opportunity to add value through renovation, this property on Tidy Street is not to be missed. Viewings are highly recommended to appreciate both the property's character and the remarkable potential it offers.









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