



Tichborne Street, Brighton, BN1 1UR
Asking Price £495,000

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A stylish two-bedroom penthouse with expansive roof terraces, modern interiors, and excellent city centre access in sought after location.

Situated in the heart of the city centre in the sought-after North Laine conservation area, this exceptional two-bedroom penthouse apartment offers contemporary living with an array of impressive features. Occupying a prime position in a modern, well-maintained block, it provides easy access to the city's amenities while offering a private retreat above the streets below.

Covering a generous 64 sqm, this apartment is thoughtfully designed to maximise space and natural light. Upon entering, you are welcomed into a spacious dual aspect open-plan reception and living area, which seamlessly integrates a sleek, modern kitchen. The kitchen is equipped with high-quality appliances, granite work surface, and ample storage, creating the perfect space for cooking, dining, and entertaining. The reception room has sliding doors opening onto a private west facing balcony, an ideal spot to unwind, soak up some sunshine, have a bite to eat or relax with friends, while taking in the views of the city skyline.

The property boasts two well-proportioned bedrooms, each designed with comfort and functionality in mind. The principal bedroom benefits from an elegant en-suite bathroom, while a separate main bathroom serves the second bedroom and guests.

Both bathrooms are finished to a high standard, featuring contemporary fittings and stylish tiling. The main bedroom having direct access on to the terrace.

The standout feature of this penthouse is the outside spaces. There are two impressive roof terraces facing east and west, providing all day sunshine and impressive, panoramic views of the city and a glimpse of the sea.

The apartment is located on a quiet one-way street, ensuring a peaceful living environment while still being just moments away from the city centre's extensive range of shops, restaurants, and cultural attractions. Excellent transport links, including Brighton railway station are also within easy reach, making this property ideal for professionals, couples, or anyone seeking a stylish urban lifestyle.

This penthouse represents an outstanding opportunity to acquire a modern, well-appointed residence in a highly desirable location.





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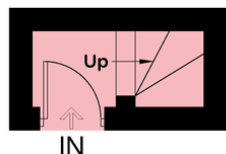
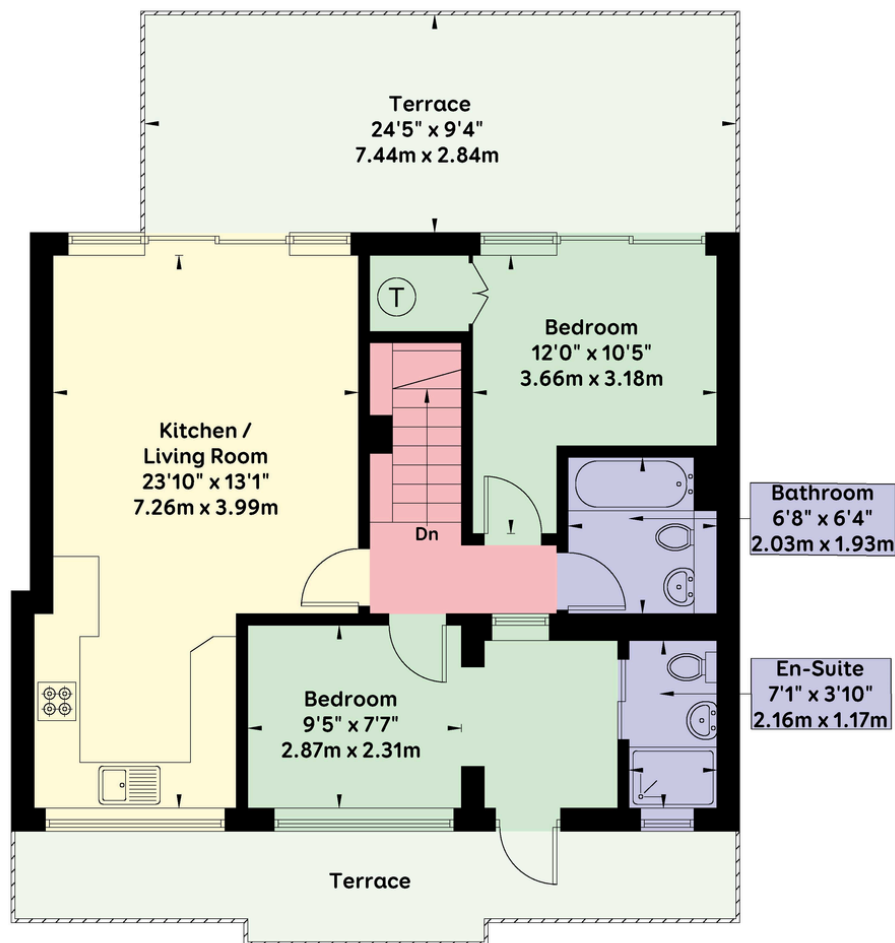
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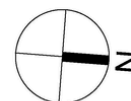


2.2 sq m / 23 sq ft 63.7 sq m / 685 sq ft

APPROXIMATE GROSS INTERNAL AREA = **65.9 sq m / 708 sq ft**

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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).

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Agents Notes

Tenure Leasehold
982 Years Remaining On The Lease
Service Charge Approx £1,400 Per Annum
Ground Rent Approx £50 Per Annum
Council Tax Band B

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	70 C
39-54	E		
21-38	F		
1-20	G		



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