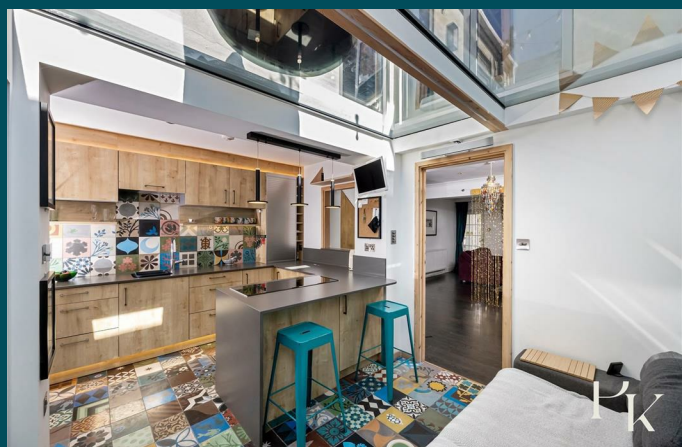
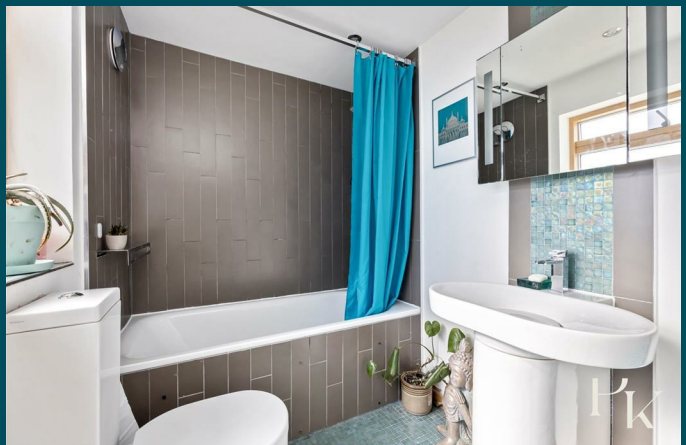




15 North Gardens

Brighton, BN1 3LB

Offers in excess of £650,000

Situated in the heart of Brighton’s vibrant North Laine district, this beautifully presented two-bedroom home offers a rare opportunity to secure a property with two private off-road parking spaces right at the front—an exceptional advantage in this highly sought-after location. Despite being just moments from the city’s best cafés, restaurants, boutique shops, and cultural hotspots, North Gardens enjoys an unexpected sense of peace and privacy.

The current owners have thoughtfully extended and redesigned the property to make the very best use of the space and to future-proof its efficiency. It is wired for an EV charger, fitted with solar panels, and achieves an excellent EPC rating of B, helping to keep running costs low.

At the front of the home, the bright open-plan living and dining area showcases period charm and leads seamlessly into the stunning kitchen and breakfast room at the rear. A striking glass roof and skylights flood this space with natural light, while underfloor heating in the kitchen adds comfort and a premium finish—perfect for entertaining or day-to-day family life.

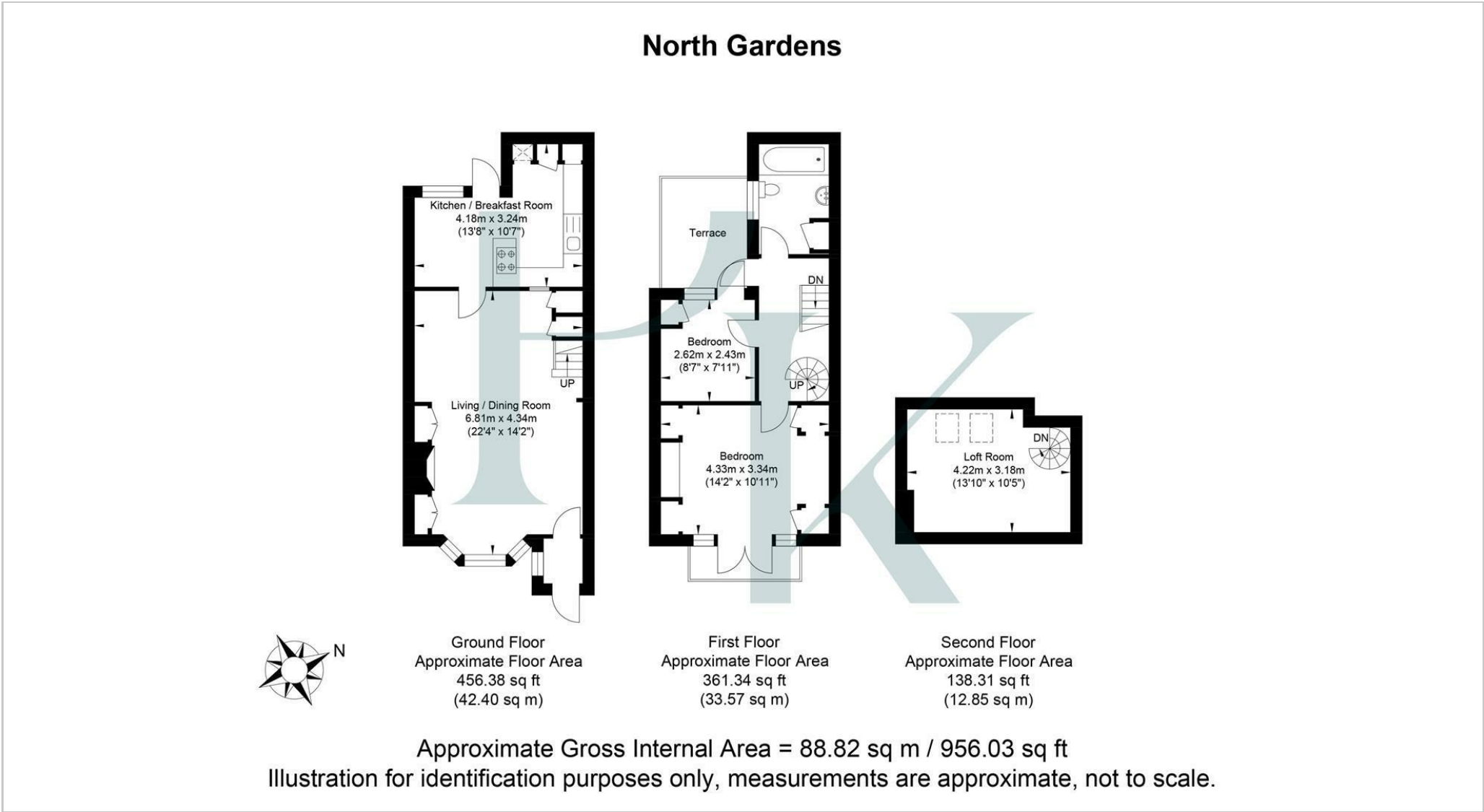
Upstairs, the first floor offers two well-proportioned bedrooms and a modern family bathroom. The principal bedroom features a Juliet balcony with bespoke railings that echo the front railings and gate, bringing a cohesive design detail to the façade. The second bedroom enjoys direct access to the west-facing glass roof terrace, which is fully weight-supported and designed for outdoor seating—an ideal spot to catch the afternoon sun and relax above the city.

The top floor provides a versatile loft room, perfectly suited for a home office, creative studio, or occasional guest space, adding further flexibility to the home.

Externally, the landscaped front garden, with a handy bespoke shed for bike storage, creates a warm welcome and is designed for low-maintenance living, while the two private parking spaces directly in front of the house are a truly rare benefit in this central location.

The position is exceptional — just a short stroll from Brighton Station, making it ideal for commuters, while the seafront, Pavilion Gardens, and Seven Dials are all within easy reach. The area is also well-served by highly regarded schools and local amenities, making this home perfect for both families and professionals.

This is a unique opportunity to secure a stylish and versatile home in one of Brighton’s most desirable addresses, combining contemporary design, period character, and the rare luxury of private off-road parking right in the heart of the city.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Pearson
Keehan