



Tidy Street, Brighton, BN1 4EL
£230,000



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SELLING HOMES
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A delightful one-bedroom flat occupying the top floor of the of this period property, situated in this attractive and extremely sought-after road in the North Laine conservation area in the heart of Brighton. The property greatly benefits from a share of freehold and gas fired central heating.

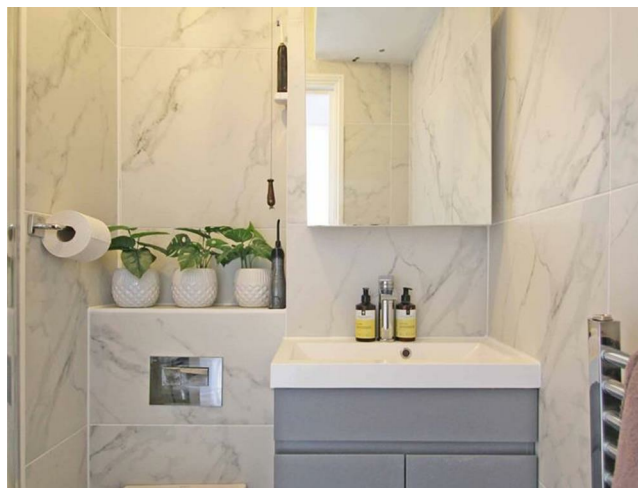




Further Information

Accessed via its own private staircase from the second floor, the flat opens onto a versatile mezzanine-level office area – ideal as a study area. From here, the accommodation comprises a bright, west-facing reception room with large sash window, open-plan fitted kitchen, contemporary shower room, and a generous double bedroom with twin sash windows, elevated views, and a built-in wardrobe.

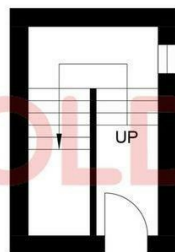
Tidy Street is perfectly placed for enjoying all that Brighton has to offer. Just around the corner are the many independent shops, cafés, boutiques and bars of the North Laine, while Brighton Station is only a few minutes' walk away – making this a particularly appealing spot for commuters. The seafront, Pavilion Gardens, and the city's main shopping districts are also close by.



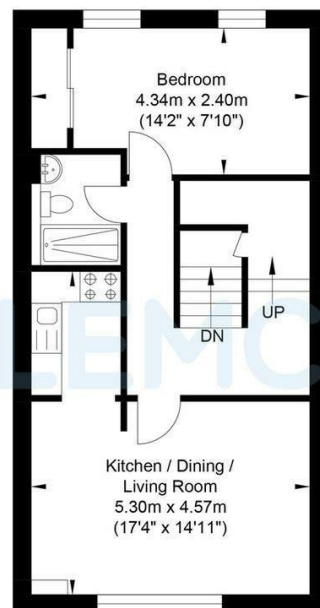
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Tidy Street



Second Floor
Approximate Floor Area
78.68 sq ft
(7.31 sq m)



Third Floor
Approximate Floor Area
457.03 sq ft
(42.46 sq m)



Approximate Gross Internal Area = 49.77 sq m / 535.71 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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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		
	73	80
England & Wales		EU Directive 2002/91/EC

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