

Spencer
& Leigh

4 Foundry Street, Brighton, East Sussex, BN1 4AT

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Offers In The Region Of £600,000 - Freehold

- City centre location
- Three good size bedrooms
- Set over three storeys
- 20' Living room that leads to the kitchen
- Spacious family bathroom
- Modern fitted kitchen
- Outside courtyard
- Separate WC and utility room
- Internal inspection highly recommended
- Excellent access to Brighton Station and all the City has to offer

Positioned in the very heart of Brighton within the North Laines on Foundry Street, this charming house offers a delightful blend of comfort and style. Spanning an impressive 985 square feet, the property is well presented throughout and is set over three storeys, providing ample space for family living.

Upon entering, you are welcomed into the home, where you find a ground-floor bedroom and luxurious bathroom. Stairs descend to the spacious 20-foot living dining room, perfect for entertaining guests or enjoying family meals. This large reception room offers versatility, allowing for a cosy sitting area or a dedicated playroom for children. The separate utility space adds practicality to daily life, ensuring that chores are kept out of sight.

The house boasts three generously sized double bedrooms, providing plenty of room for relaxation and rest. Each bedroom is designed to maximise space and light, making them inviting retreats at the end of the day. The stunning family bathroom is a true highlight, featuring modern fixtures and a stylish design that enhances the overall appeal of the home.

Located in a central area of Brighton, this property is ideally situated for those who wish to enjoy the vibrant lifestyle the city has to offer. With local amenities, shops, and transport links just a stone's throw away, convenience is at your doorstep.

This well-appointed house is perfect for families or professionals seeking a comfortable and stylish home in one of the UK's most sought-after locations. Don't miss the opportunity to make this lovely property your own.



A stunning property within walking distance to the iconic Brighton Pier, the infamous North Laines and the Royal Pavilion. Seafront, shops, and amenities and also within a short walking distance away as well as the Brighton Mainline Train Station.



Entrance

Entrance Hallway

Bedroom
10'6 x 10'2

Family Bathroom
10'10 x 8'6

Stairs lowering to Lower Ground Floor

Living Room
20' x 13'9

Kitchen
12'2 x 7'3

Utility/WC
6'3 x 3'11

Stairs rising to First Floor

Bedroom
14'1 x 8'10

Bedroom
13'5 x 11'2

OUTSIDE

Courtyard

Property Information

Council Tax Band C: £2,292.84 2026/2027

Conservation Area - North Laine

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Restricted on street parking - Zone Y

Broadband: Standard 15 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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w: www.spencerandleigh.co.uk

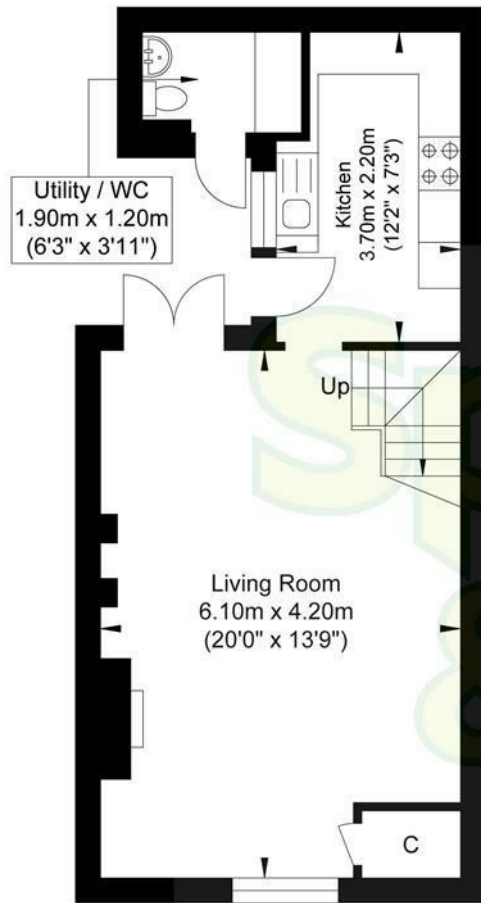


Council:- BHCC
Council Tax Band:- C

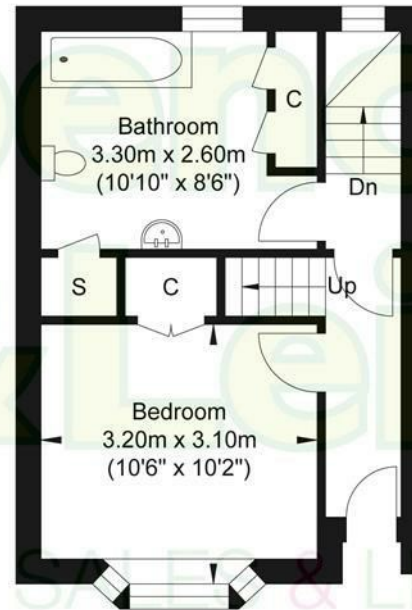
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



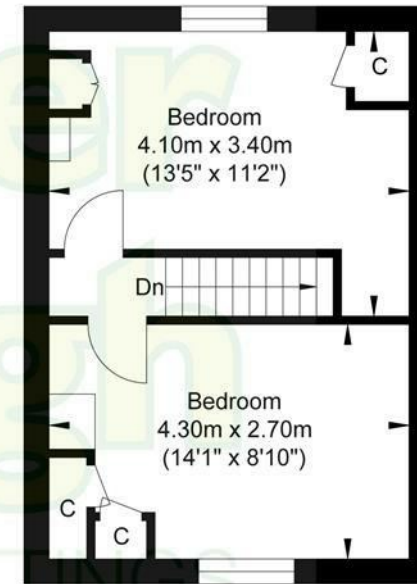
Foundry Street



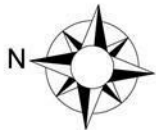
Lower Ground Floor
Approximate Floor Area
402.24 sq ft
(37.37 sq m)



Ground Floor
Approximate Floor Area
291.05 sq ft
(27.04 sq m)



First Floor
Approximate Floor Area
291.59 sq ft
(27.09 sq m)



Approximate Gross Internal Area = 91.50 sq m / 984.88 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.