



Upper North Street

Brighton

Guide Price £850,000

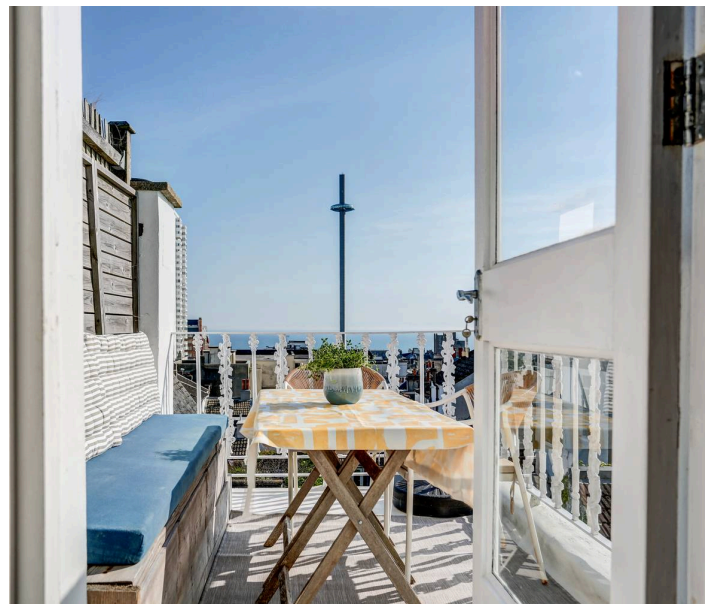


Located in the heart of central Brighton with easy access to Brighton Train Station, the seafront and countless local amenities. A substantial and beautifully restored FOUR BEDROOM GRADE II LISTED PERIOD TOWNHOUSE, offering exceptionally flexible accommodation ideal for multi-generational living, with a charming SOUTH FACING PATIO GARDEN, ROOF TERRACE and tremendous DIRECT SEA VIEWS.

Occupying a prime position within the sought-after Montpelier and Clifton Hill Conservation Area, this beautifully presented four-bedroom Grade II listed townhouse combines impressive Regency character with thoughtfully designed contemporary living. Arranged across five floors, the property enjoys panoramic sea views from a stunning south-facing roof terrace and is within easy reach of Brighton seafront and city centre amenities.

Dating back to the mid-19th century, the house has been extensively renovated and carefully restored, blending original period features with high-quality modern finishes throughout. The property also offers a fantastically versatile layout, providing flexible and well-arranged accommodation ideally suited to a variety of lifestyles, including multi-generational living, guest accommodation or those seeking adaptable work-from-home space.

The ground floor offers a spacious living and dining room with original solid pine flooring, bespoke built-in shelving and cupboards, and bi-fold doors opening onto a bright south-facing lightwell. The kitchen is fitted with slate flooring, solid oak worktops and ample storage and preparation space. The kitchen leads through to the south-facing courtyard garden, ideal for sun-drenched al-fresco dining.





A versatile lower ground floor bedroom benefits from original terracotta flooring and receives natural light via an antique pavement light. A recently renovated ensuite shower room is finished with a teak and marble vanity and rainfall shower, making it ideal for guests, independent living or home office use.

On the first floor are two generously sized double bedrooms, both retaining original features including sash windows and pine flooring. A beautifully finished bathroom features Fired Earth metro tiling and limestone flooring, a Kaldewei steel bath and unlacquered brass fittings.

The second floor forms the heart of the home, featuring an impressive open-plan kitchen, dining and living space with magnificent sea views. The kitchen is fitted with quartz worktops, oak shelving and integrated appliances, while the dining area comfortably seats up to eight. The lounge area provides a welcoming space for relaxing or entertaining.

A glass panelled wooden door opens onto a spectacular south-facing roof terrace with panoramic sea views stretching towards Worthing Pier and, on clear days, the Isle of Wight. The terrace features glimpses of the South Downs and uninterrupted sunset views across Brighton seafront.

The top floor loft conversion provides a further double bedroom with oak flooring, Velux windows, a dormer window and an ensuite shower room with views of the West Pier.

The property further benefits from secondary glazing to the sash windows throughout, extensive bespoke storage and recently redecorated front and rear exteriors.

A rare opportunity to acquire a substantial and beautifully restored Regency home with exceptionally flexible accommodation, in one of Brighton's most desirable central locations.





In the Local Area

Upper North Street is ideally positioned in the heart of Brighton, with Brighton Station, the seafront, Churchill Square, Western Road, the North Laine and the Lanes all within walking distance. Western Road offers a wide range of amenities including supermarkets, cafés, restaurants, gyms and independent shops, while the nearby North Laine and Lanes are known for their mix of boutiques, coffee shops, bars and popular dining spots.

The seafront is also just a short stroll away, ideal for walks along the promenade or sea swims throughout the year. The area has a well-established residential feel and remains popular with those looking to enjoy Brighton's vibrant atmosphere while living in a well-connected neighbourhood.

Brighton Station is within easy reach, offering regular direct services to London, Gatwick and destinations across the south coast, while frequent bus routes run nearby along Western Road and throughout the city. For those travelling by car, the A23 and A27 are both easily accessible, linking Brighton with London, Gatwick and the wider Sussex area.

The area is also well served by a number of highly regarded schools, including Brighton Girls, Brighton College and St Paul's C of E Primary School, making it a popular choice for families as well as professionals and commuters.

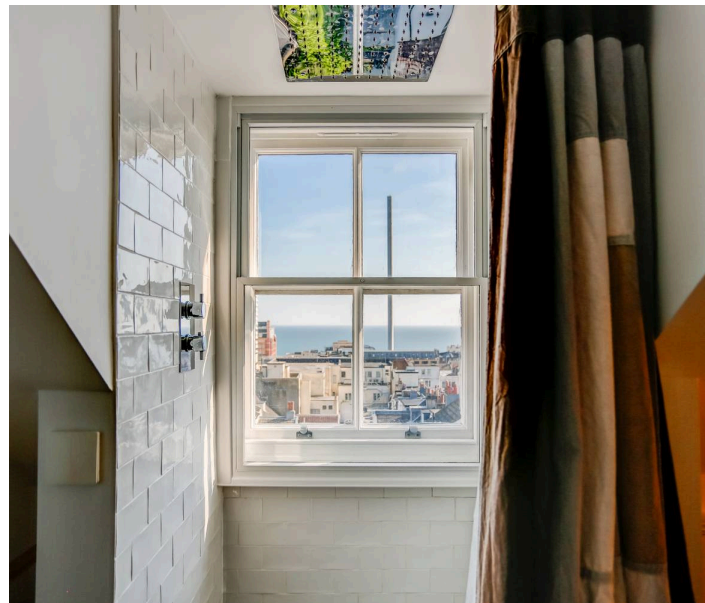
Further Information

Upper North Street is situated in Permit Zone Z. The council tax band is C, currently charged at £2,292.84 for 2026/27. EPC Rating - C

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker Website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.











Lower Ground Floor

Ground Floor

First Floor

Second Floor

Third Floor

Total Area: 124.9 m² ... 1344 ft² (excluding terrace)

All measurements are approximate and for display purposes only.

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Sawyer & Co- Brighton

211 Preston Road, Brighton - BN1 6SA

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.