







North Gardens, Brighton, BN1 3LB

Guide Price £600,000

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Discover this beautifully presented three bedroom, two bathroom home in Brighton's West Hill conservation area. With a modern design, integral garage, and patio garden, it offers a superb central location near the station, seafront and North Laine.

A stunning three bedroom property situated in the sought-after West Hill conservation area of central Brighton. With its spacious three-storey layout and superb location on a quiet one-way street, this modern townhouse is a truly exceptional find.

As you enter the property, you are greeted by a welcoming hallway adorned with gorgeous Canadian maple flooring. The ground floor offers multiple functionalities, featuring an integral garage that provides convenient off-road parking or storage space. Additionally, there is a versatile third bedroom with patio doors leading to the private patio garden, allowing an abundance of natural light to flood the space. A convenient shower room/utility room adds to the practicality, and a separate door grants easy access to the outdoor area.

Moving up to the first floor, you'll find a modern white-fronted fitted kitchen boasting ample cupboard space to satisfy all your storage needs. French doors open up to a delightful Juliet balcony, allowing for fresh air and sunlight to create a bright and vibrant ambiance. Adjacent to the kitchen is the spacious and light-filled lounge, complete with an elegant bay window and continued Canadian maple flooring, creating a warm and inviting atmosphere.

Venturing further up to the second floor, a skylight window on the landing fills the space with natural light. The upper level comprises two comfortable double bedrooms, both thoughtfully designed to optimize space and comfort. The bathroom features a skylight window, a double ended enamelled steel bath, and a separate shower enclosure, providing a peaceful retreat for relaxation.

Adding to the allure of this property is the secluded patio garden at the rear. This private outdoor space is perfect for enjoying a morning coffee, unwinding after a long day, or entertaining guests on warm summer evenings.

Beyond the exquisite features of the house itself, this property benefits from an excellent location. Within a short walking distance, you'll find Brighton railway station, granting easy access to transportation networks. The seafront, renowned for its vibrant atmosphere, is also just a stone's throw away. Furthermore, high street shopping and the eclectic delights of the North Laine neighbourhood are within easy reach, ensuring a diverse range of amenities catering to every need and desire.

Immaculately presented throughout, this house is ready for you to make it your home. With its generous size, appealing design, and fantastic location, it offers an exceptional opportunity to reside in one of Brighton's most desirable areas. Arrange a viewing today and experience the epitome of contemporary living in this remarkable property.

The property measures an impressive 1401 square feet or 130 square metres, providing ample space for comfortable living.

Although the property is sold on a long lease of 183 years, you can rest assured that there are are no service charges or ground rents to pay.








Marshall



Ground Floor
465 sq ft / 43.2 sq m

First Floor
486 sq ft / 45.2 sq m

Second Floor
450 sq ft / 41.8 sq m

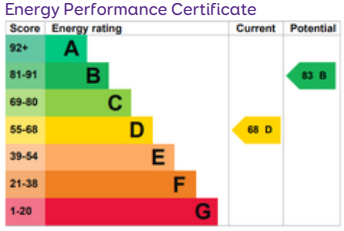
APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGE) = 1401 **sqft / 130.2 sqm**

Floor plan is for illustration and identification purposes only and is not to scale.
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).
Every attempt has been made to ensure the accuracy however all measurements, fixures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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Certified Property Measurer

Agents Notes
Tenure Leasehold
183 Year Lease Term Remaining
Ground Rent- N/A
Service Charge-N/A
Council Tax Band D

Energy Performance Certificate



Please note:
These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.

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