



HAMLYN SMITH

£1,700 PER MONTH

UPPER GARDNER STREET, BRIGHTON

2 BEDROOMS

1 RECEPTION

1 BATHROOM

Situated in the heart of Brighton, just moments from the vibrant North Laine, this beautifully presented two-bedroom house offers bright, well-arranged accommodation, a private patio garden and an enviable central location.

- Two Bedroom Terraced House
- Located within the North Laine district
- Private Courtyard Patio
- Well Presented Throughout
- Energy Rating - D
- Parking Zone - Y
- Council Tax Band - C
- Unfurnished
- Available Now





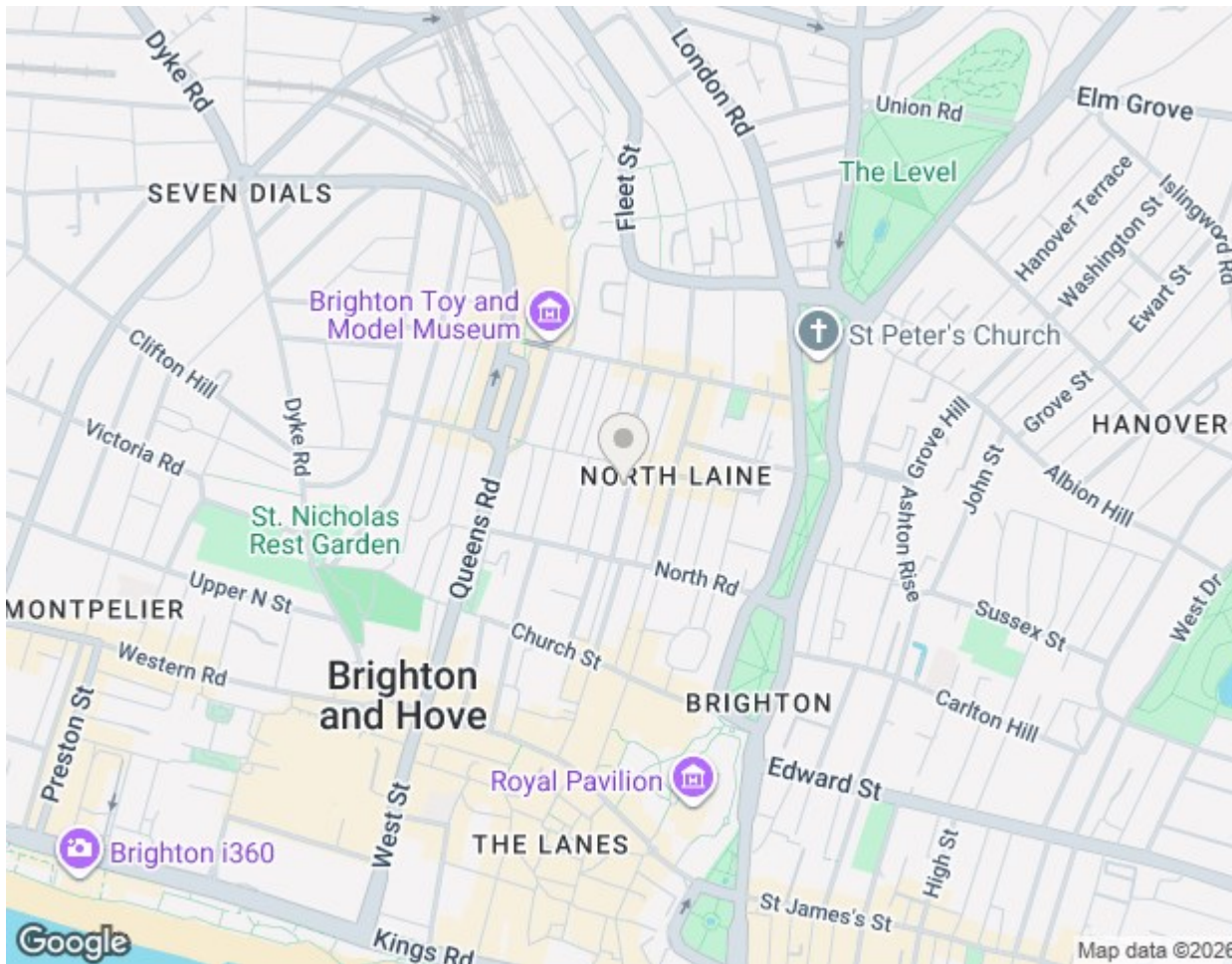
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The ground floor features a spacious and welcoming living room, with French doors opening directly onto the private patio garden. This lovely outside space provides the perfect spot for a morning coffee, alfresco dining or simply relaxing in the warmer months.

A separate modern fitted kitchen offers plenty of storage and worktop space, together with an oven, hob, tall fridge/freezer and washing machine. A serving hatch connects the kitchen to the living area, helping to create a sociable and practical layout.

Upstairs, the generously proportioned principal bedroom overlooks the rear garden, while the second bedroom offers flexibility as a child's bedroom, guest room or dedicated home office. A contemporary family bathroom, finished with floor-to-ceiling tiling and a white suite with shower over the bath, completes the first-floor accommodation.

Perfectly positioned to enjoy Brighton's bustling independent shops, cafés, restaurants and boutiques, the house is also within easy reach of Brighton Station, the city centre and the seafront. An excellent opportunity for those looking to enjoy everything central Brighton has to offer, while benefiting from the comfort and privacy of their own home.



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