



Foundry Street, Brighton, BN1 4AT
Asking Price £450,000

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Discover this charming two-bedroom, three-storey Victorian house in Brighton's vibrant North Laine. Offering 840 sqft, a courtyard garden, and scope for modernisation, this property is available with no onward chain, presenting an exciting opportunity.

Located in the heart of Brighton's highly sought-after North Laine, this delightful two-bedroom, three-storey Victorian house presents a unique opportunity for those seeking a characterful home with significant potential.

Upon entering, you are greeted by the inherent charm of a Victorian home, spread across three thoughtfully arranged floors. The ground floor features a welcoming living room, providing a comfortable space for relaxation and entertaining. There is also a bathroom on this floor serving the property, and while perfectly functional, it also presents an excellent opportunity for a modern upgrade to enhance comfort and aesthetics.

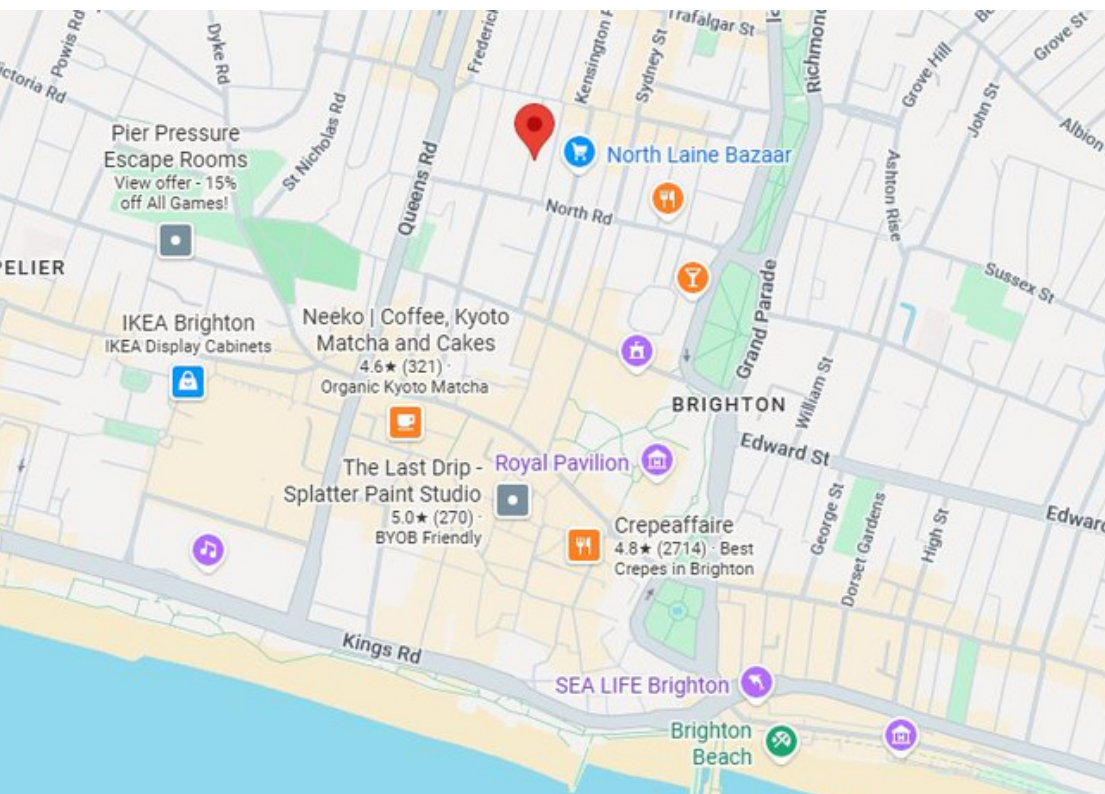
On the lower ground floor, you will find the well-proportioned kitchen/dining room, a functional area that could be transformed into a contemporary culinary hub, perfect for both everyday meals and social gatherings. This level also provides access to a private courtyard garden, an invaluable outdoor space in such a central location, offering a tranquil retreat for al fresco dining or simply enjoying the fresh air.

The upper floors accommodate the two bedrooms, offering flexible living arrangements. The layout provides a sense of privacy and separation, typical of Victorian architecture.

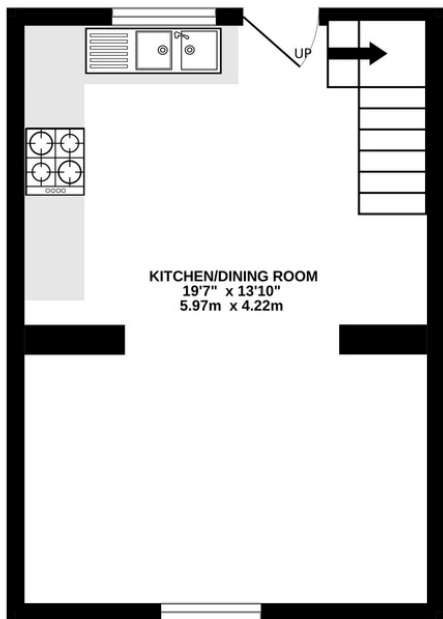
Spanning approximately 840 square feet, this house benefits from gas central heating, ensuring warmth and efficiency throughout the year. The property's key appeal lies in its scope to modernise, allowing the new owner to create a bespoke living environment tailored to their tastes and requirements, adding significant value in the process.

The North Laine is renowned for its eclectic mix of independent shops, cafes, restaurants, and vibrant cultural scene, all just a short stroll from your doorstep. Brighton's mainline railway station, offering direct links to London, is also within easy reach, making this an attractive option for commuters. The beach and other city amenities are similarly accessible, ensuring a lifestyle of convenience and excitement.

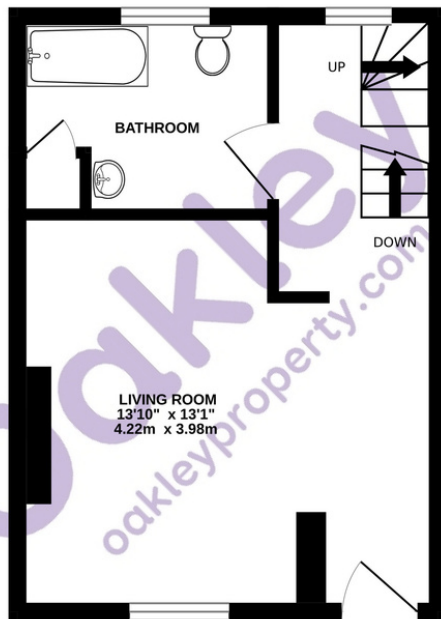
Crucially, this property is offered with no onward chain, simplifying the purchasing process and allowing for a smoother, quicker transaction. This is a rare chance to acquire a piece of Brighton's heritage in a prime location, ready for its next chapter.



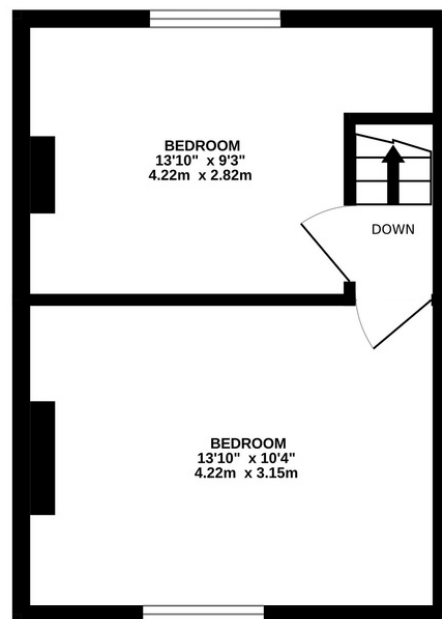
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 840sq.ft. (78.0 sq.m.) approx.
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Agents Notes
Tenure Freehold
Council Tax Band C

Please note that the photographs included within this brochure have been digitally enhanced and dressed.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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