



Upper Gardner Street, Brighton, BN1 4AN



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This exceptional three-bedroom house, located in the vibrant North Laine area of Brighton, presents a unique opportunity for buyers. This mixed-use property combines versatile commercial space with a beautifully appointed residential dwelling, making it ideal for those seeking both a home and a business premises in a prime location.

The ground floor currently features a commercial unit arranged as a B1 studio/gym area, offering significant flexibility for various business ventures. This space is well-presented and provides a distinct separation from the residential accommodation above, ensuring privacy and functionality.

Ascending to the residential floors, the property reveals a modern and inviting living environment. The main living space is particularly impressive, benefiting from a quadruple aspect design that floods the area with natural light, complemented by a skylight. Bi-fold doors seamlessly connect this area to a west-facing terrace, perfect for outdoor relaxation and entertaining. The contemporary kitchen is a highlight, fitted with composite stone work surfaces, a practical breakfast bar, and integrated Neff appliances, catering to all culinary needs.







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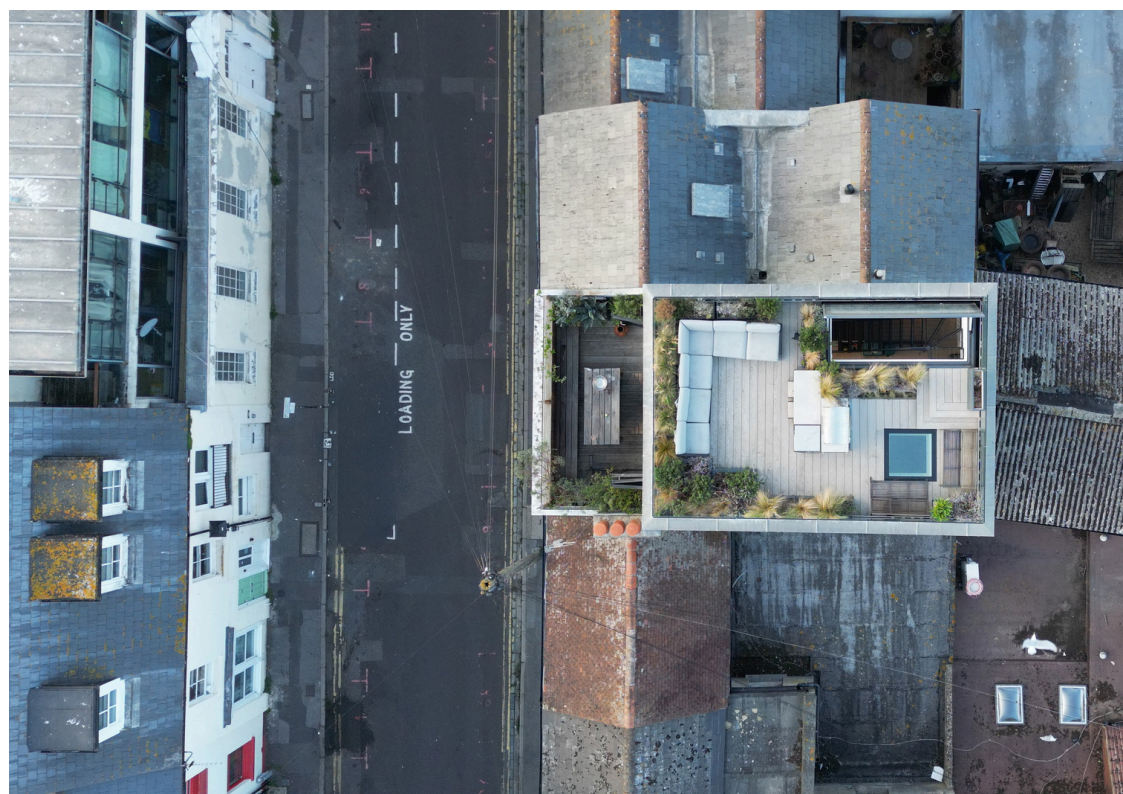
Accommodation comprises two generous double bedrooms. One of these bedrooms benefits from en-suite facilities, providing a private sanctuary. A separate family bathroom serves the additional bedroom and guests, both finished to a high standard. A standout feature of this property is the expansive 7.23m x 4.83m roof terrace, which offers panoramic views across Brighton, providing an outstanding outdoor space for enjoyment.



Spanning approximately 1915 sqft, the property is equipped with an MVHR heating system, ensuring efficient and comfortable living. Its central location in the heart of Brighton's North Laine means residents are just moments away from an eclectic mix of independent shops, cafes, restaurants, and cultural attractions. The property is offered with no onward chain, simplifying the buying process for prospective purchasers.

This property represents a fantastic opportunity to acquire a substantial and versatile home in one of Brighton's most desirable areas, combining modern living with commercial potential.







# Oakley

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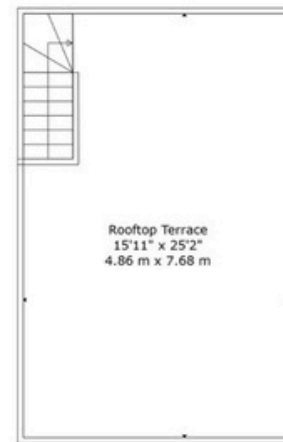
Floor 1



Floor 2



Floor 3



Floor 4

**TOTAL: 1915 sq. ft, 177m2**

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



### Agents Notes Energy Performance Certificate

Tenure Freehold  
Council Tax Band B

The Rateable value provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £12,000 from April 2026.  
Subject to the tenant's status the property may benefit from 100% business rates relief.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



#### Please note:

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