



**Queens Gardens, North Laine, Brighton, BN1 4AR**  
Asking Price £525,000



# Queens Gardens, North Laine, Brighton, BN1 4AR

A charming three-storey period property with two bedrooms, two bathrooms, and two reception rooms, located in the desirable North Laine conservation area of central Brighton. This house offers enormous potential to create your ideal city centre home.

Are you searching for a characterful home in the heart of Brighton? Look no further! We are delighted to present this charming three-storey mid-terrace period property, ideally situated in the sought-after North Laine conservation area. Boasting two bedrooms, two bathrooms, and two reception rooms, this house offers the perfect blend of period charm and potential.

## Ground Floor

As you enter through the front door, you are greeted by an entrance hall leading to a hallway that guides you into the heart of this home. The highlight of the ground floor is the 22' dual-aspect lounge, flooded with natural light from sash windows with plantation shutters at the front and rear. Enhancing the room's character are two fireplaces with white surrounds, adding warmth and elegance to the space.

## Lower Ground Floor

Descend to the lower ground floor, and you'll find a pine fronted fitted kitchen, offering plenty of storage space. A lightwell window ensures natural light to the room. The kitchen leads effortlessly into the dining room, which features an under stairs store cupboard and a window to the rear, further enhancing the sense of space and functionality. Completing this level is a bathroom, featuring a white suite including a bath with a shower over, a WC with an enclosed cistern, and a washbasin.

## First Floor

Make your way up to the first floor, where you will discover two bedrooms, both offering peaceful retreats from the bustling city. The principle bedroom is particularly impressive, featuring an ornate fireplace, built-in cupboards, and shelving. To add to the convenience, this bedroom also boasts a fully tiled en-suite shower room, complete with a white suite.

## Outdoor Space

Enjoy the beauty of outdoor living with the west-facing walled patio garden. Accessible from the ground floor hallway, this tranquil space is perfect for al fresco dining, entertaining friends, or simply relaxing in the sunshine.

## Location

Situated in Queens Gardens, this Victorian property is perfectly placed within walking distance of Brighton railway station, offering excellent transport links. Also within a short stroll are the picturesque seafront, vibrant high street shopping, and the eclectic delights of the North Laine. Immerse yourself in the cultural and artistic hub of the city, with its independent shops, cafes, restaurants, and entertainment options, all right on the proverbial doorstep.

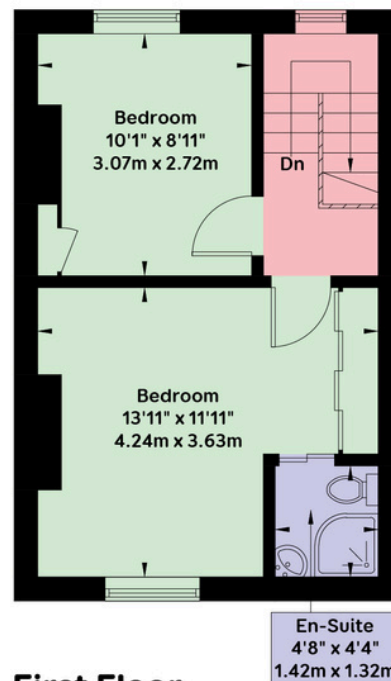
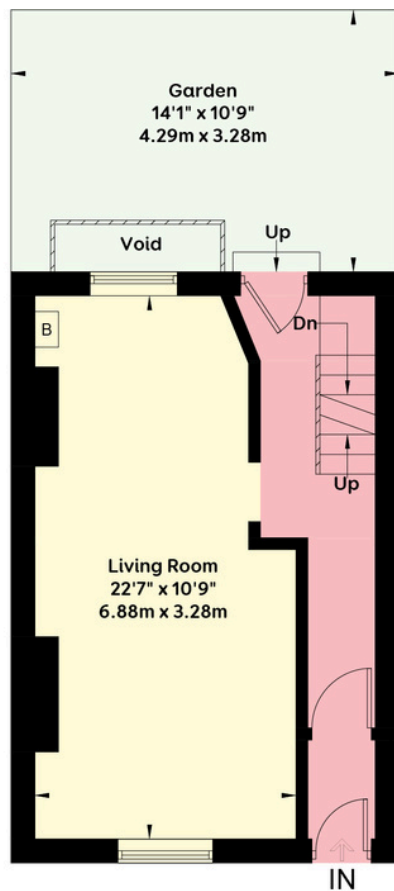
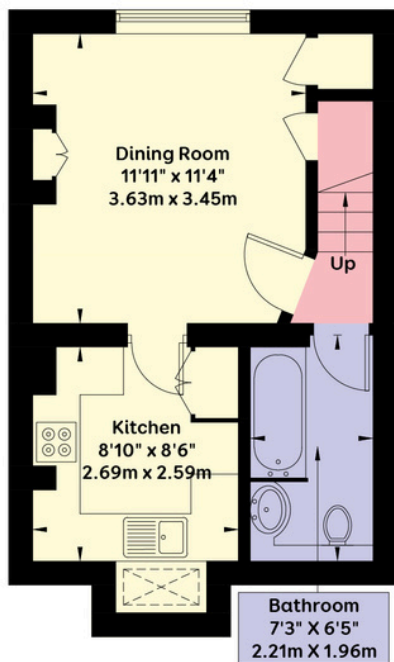
## Potential and Opportunity

Although this property radiates charm and character, it is in need of updating, allowing you to put your own stamp on your city centre abode. With plenty of scope for renovation and improvement, this house presents an exciting opportunity to create your perfect urban retreat.









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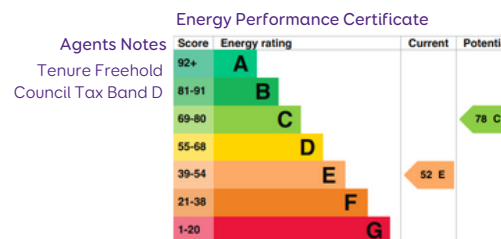
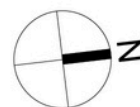
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APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE) = 87.5 sq m / 941 sq ft  
APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE) = 88.1 sq m / 948 sq ft  
Floor plan is for illustration and identification purposes only and is not to scale.  
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).

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