



Upper Gardner Street, Brighton, BN1 4AN
Asking Price £450,000

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Modern two-storey end of terrace property in the North Laine conservation area of the city centre. Superb location within walking distance of Brighton station, the seafront and city centre amenities.

Are you looking for a charming and cosy home in the heart of Brighton's eclectic North Laine area? Look no further! This modern two-storey, end of terrace house offers everything you need for comfortable city living.

As you enter the property through the front door, you will be greeted by a small entrance hall that leads into the lounge area. Bathed in natural light, the lounge features a sash window overlooking the street and a glazed door opening to the delightful patio garden at the rear. The oak floors and built-in cupboards add a touch of elegance and provide ample storage space.

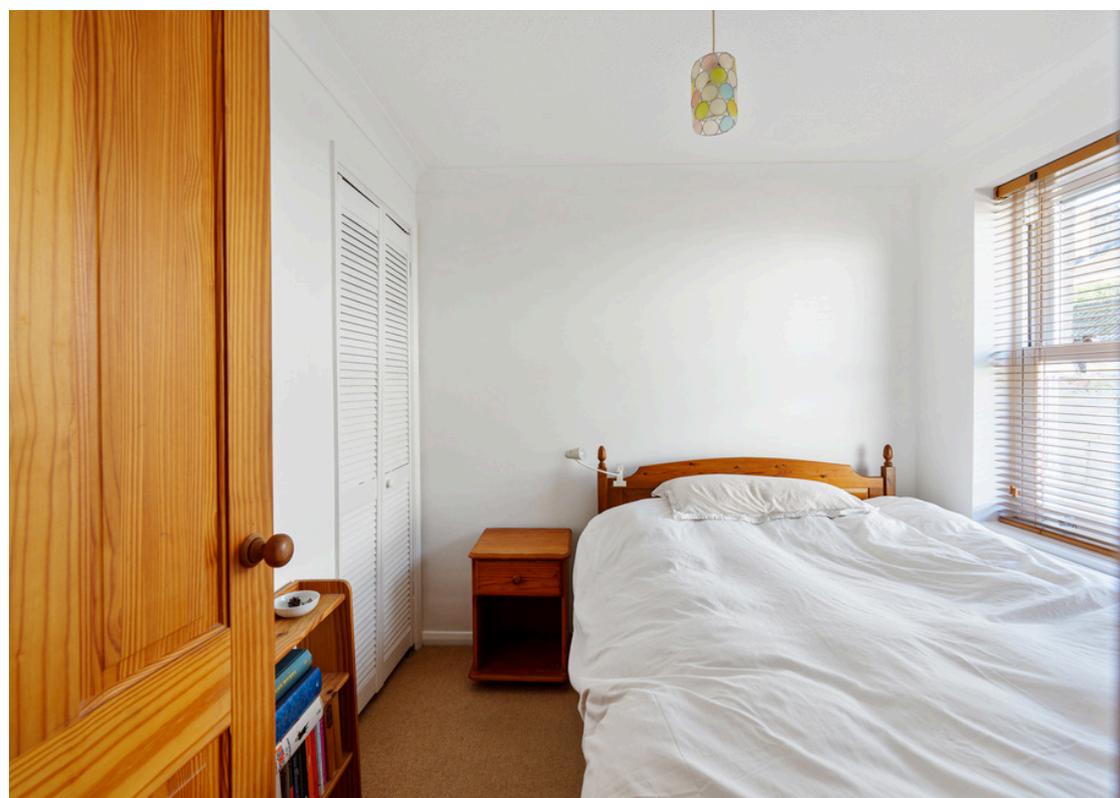
Adjacent to the lounge, you will find the white-fronted fitted kitchen. This well-equipped space boasts light wood effect work surfaces, a range of cupboards and drawers, and a window overlooking the patio garden. With space for an oven, fridge/freezer, washing machine, and dishwasher, this kitchen is a dream for any home cook.

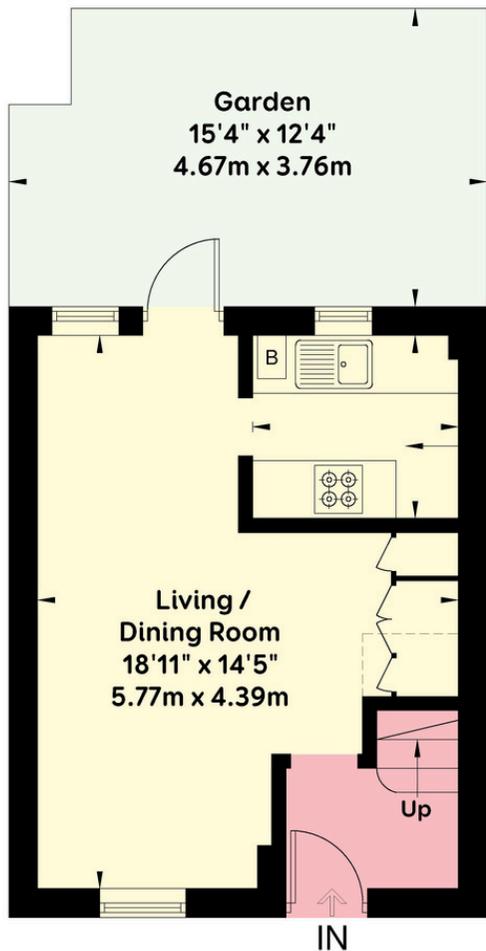
Moving upstairs, the landing offers a storage cupboard and access to the loft space via a hatch. The two double bedrooms are both equipped with built-in recessed wardrobes, providing ample storage for your clothes and belongings. The bathroom features a white suite, complete with a wash basin, WC, and a bath with a shower over, complemented by a concertina glass shower screen.

The west-facing walled patio garden is the perfect spot to relax and unwind. With pavers and established climbing plants, it offers a peaceful retreat from the hustle and bustle of the city. There is also a useful shed for additional storage.

Location is everything, and this property has it all. Situated in an excellent central location on a one-way street, you are within walking distance of high street shopping, the seafront, Brighton railway station, theatres, cinemas, gyms, and plenty of dining options. The North Laine area, where this property is nestled, is known for its electric mix of independent boutiques, cafes, restaurants, and bars. On Saturdays, Upper Gardner Street hosts an historic market full of independent traders, creating a vibrant and lively atmosphere.

With a total floor area of 544 square feet (51 square metres), this charming two-bedroom house is ideal for first-time buyers, young professionals, down sizers or those seeking a city pied-à-terre. The property is double glazed throughout helping to reduce those energy bills.

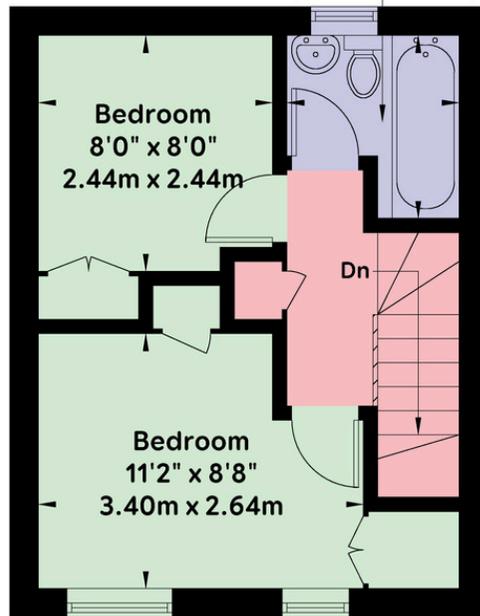




Ground Floor
25.3 sq m / 272 sq ft

Kitchen
7'0" x 6'2"
2.13m x 1.88m

Bathroom
6'3" x 6'0"
1.91m x 1.83m

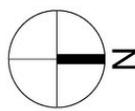


First Floor
25.3 sq m / 272 sq ft

APPROXIMATE GROSS INTERNAL AREA = 50.6 sq m / 544 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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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes
Tenure Freehold
Council Tax Band C



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