



Windsor Street, Brighton, BN1 1RJ
Asking Price £550,000

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Well presented three storey town house, boasting a modern kitchen, roof terrace, integral garage and a glimpse of the sea. Conveniently located in the heart of the city.

This charming three storey town house, built in 2007, is nestled in the highly sought-after North Laine conservation area of central Brighton. With its prime location and delightful features, this property is a perfect find for those seeking a comfortable and stylish home.

The front door leads to a hallway with wood flooring and space to hang coats. To the rear you will find the kitchen dining room offering a modern white fronted fitted kitchen, complete with space for a table and chairs.

Moving up to the first floor, you'll find a landing area that opens onto a secluded roof terrace, perfect for your morning cuppa or evening nightcap. Adjacent to the terrace is the well appointed bathroom with white suite, illuminated mirror, part tiled walls and floor. A cosy lounge is situated at the front of the property with a wood floor and an elegant double glazed sash window.

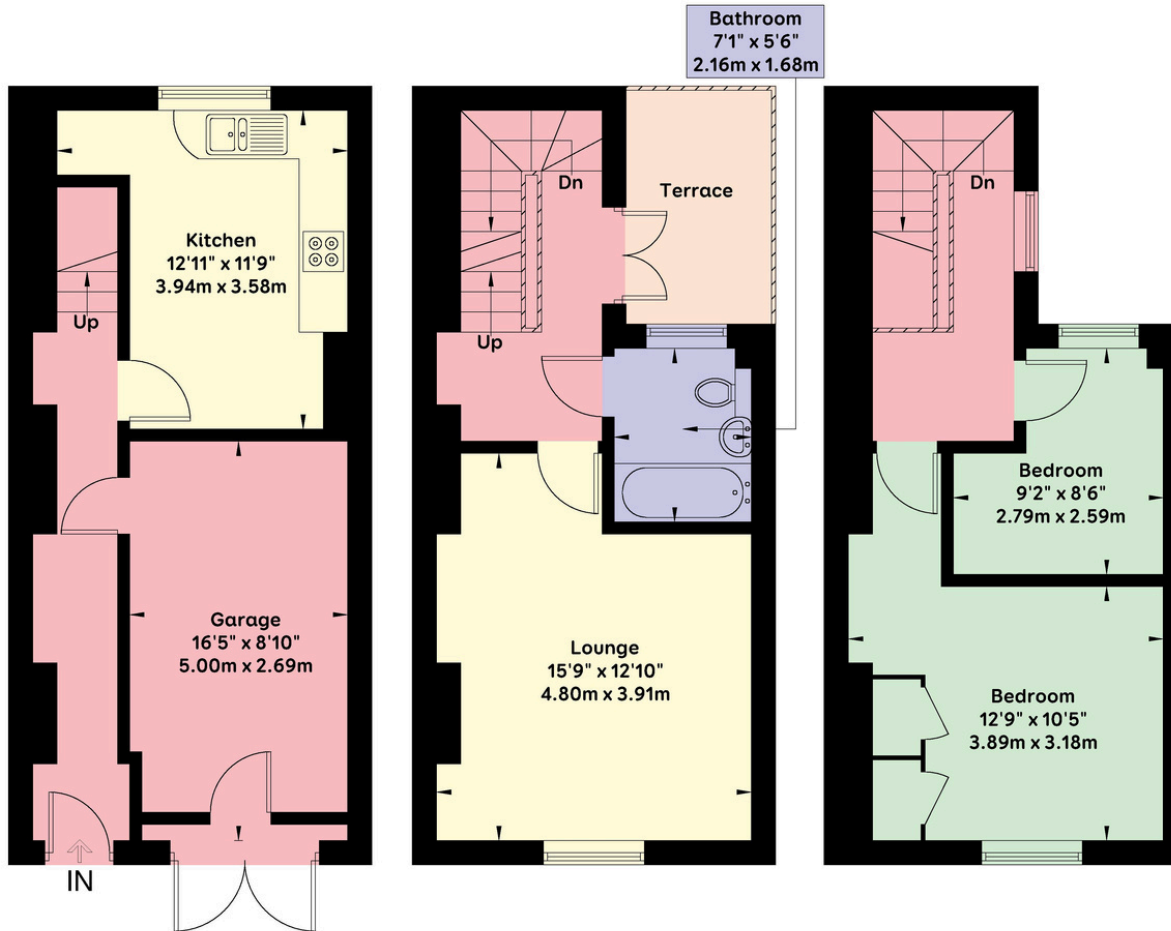
As you ascend to the top floor, two bedrooms await, offering far reaching views across the city and a captivating glimpse of the sea. Wake up to the stunning sunrise or relax as the city lights twinkle.

The real jewel in the crown of this home is the integral garage offering a secure space to park your car or convenient storage area. The garage is accessed from Windsor Street and has an internal door in to the property.

Beyond the property's walls, its location is nothing short of exceptional. Situated within walking distance of Brighton railway station, you can easily access various transportation links, making commuting a breeze. The bustling high street, vibrant seafront, and the eclectic delights of the North Laine are all within walking distance. Immerse yourself in the vibrant culture Brighton has to offer, whether it's exploring the unique shops and markets, enjoying the famous pier, or indulging in a leisurely walk along the beach.

For added convenience, this property is being offered with no onward chain, providing a smooth transition for the lucky new owners. With a total floor area of approximately 979 square feet (91 square metres), inclusive of the integral garage, there is plenty of space to live, work, and play in this superb town house.





Ground Floor
34.4 sq m / 370 sq ft

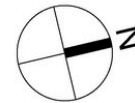
First Floor
29.0 sq m / 312 sq ft

Second Floor
27.6 sq m / 297 sq ft

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING GARAGE) = 77.8 sq m / 837 sq ft
 APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGE) = 91.0 sq m / 979 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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Agents Notes
 Tenure Freehold
 Council Tax Band D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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