



**Orange Row, North Laine, Brighton, BN1 1UQ**  
Offers In Excess Of £350,000

# Orange Row, North Laine, Brighton, BN1 1UQ

A delightful one bedroom house in Orange Row, boasting open plan living space, a double bedroom with mezzanine storage, and a convenient North Laine location near Brighton Station.

Escape to the vibrant city of Brighton with this charming one bedroom house located in the sought-after North Laine conservation area, in the heart of the city.

Upon entering, you will be greeted by a small entrance hall leading to the open plan living area with tiled floor, white fronted fitted kitchen and recessed wine cellar/safe. The ground floor also features a convenient cloakroom, providing extra convenience.

Heading up the exposed wood feature staircase, you will find a generously-sized double bedroom. This room not only offers ample space for all your bedroom essentials but also includes a mezzanine storage area, perfect for stowing away those seldom-used items. The mezzanine design adds a touch of uniqueness to the room while maximizing the available space.

The bedroom also boasts an en-suite shower room, ensuring privacy and convenience, allowing you to relax and unwind at your leisure.

Location is everything, and this property does not disappoint. Situated close to Brighton Station, commuting will be a breeze, whether you're traveling for work or leisure. The hustle and bustle of the North Laine area provides an eclectic mix of independent shops, charming cafes, and trendy bars, ensuring you'll always find something to do.

The house also presents an excellent investment opportunity as a lock-up-and-leave or an Airbnb property. Its desirable location and attractive features make it an ideal choice for those looking to generate additional income through short-term rentals.

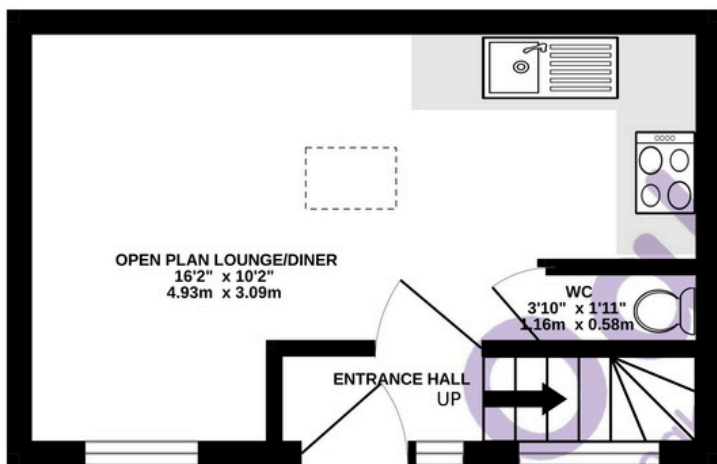
Not only will this property provide you with a stylish living space, but it also comes with the added benefit of being sold freehold. You truly own the property and can enjoy the security and peace of mind that comes with it.

The unique feature sliding stable doors further enhance the character of this delightful house. These doors not only act as a beautiful focal point but also provide extra security.

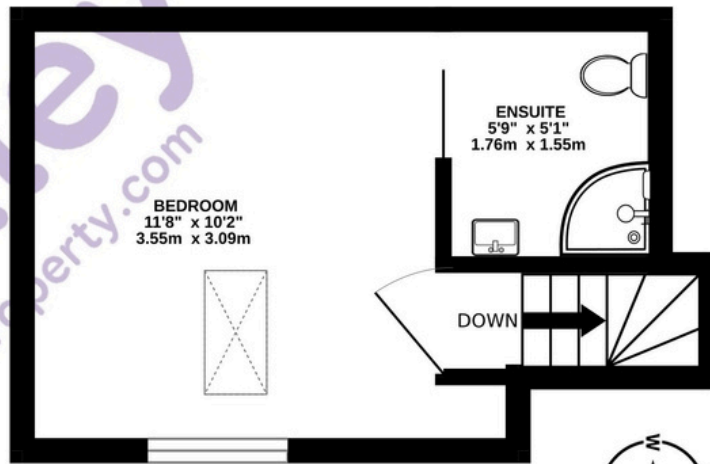
To top it all off, this property is available with no chain. Move in hassle-free and start enjoying the perks of living in one of Brighton's most vibrant neighbourhoods.



## GROUND FLOOR



## FIRST FLOOR



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# Oakley

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### Energy Performance Certificate

Agents Notes  
Tenure Freehold  
Council Tax Band A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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