



Portland Street, Brighton, BN1 1RN

Offers Over £475,000

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Well-presented, modern three storey, three bedroom home with dual aspect living area, decked patio garden, and close proximity to Brighton station and the seafront.

This modern three bedroom house in Portland Street, located within the sought-after North Laine conservation area, offers the perfect blend of modern living and convenience.

Upon entering through the front door, you'll find yourself in the hallway, which provides immediate access to the upper floors and a door to the ground floor accommodation.

The dual aspect living area is a true highlight of this home. With double glazed wooden sash windows at the front and double glazed patio doors at the rear, this space is flooded with light throughout the day. The wood floor and range of built-in storage cupboards add a touch of elegance, ensuring a clutter-free living space.

The modern white-fronted kitchen, with its wood effect work surface and circular sink, is perfect for preparing meals adjacent to your dining table. The window overlooking the patio garden provides a pleasant view.

Moving to the first floor, a landing with a window leads the way to two generous double bedrooms. The bathroom, complete with a white suite, is beautifully tiled and includes both a window and an extractor fan.

The top floor is dedicated to the principal bedroom, featuring a vaulted ceiling and an under eaves storage area. The dormer window allows natural light to stream in, creating a serene and relaxing space.

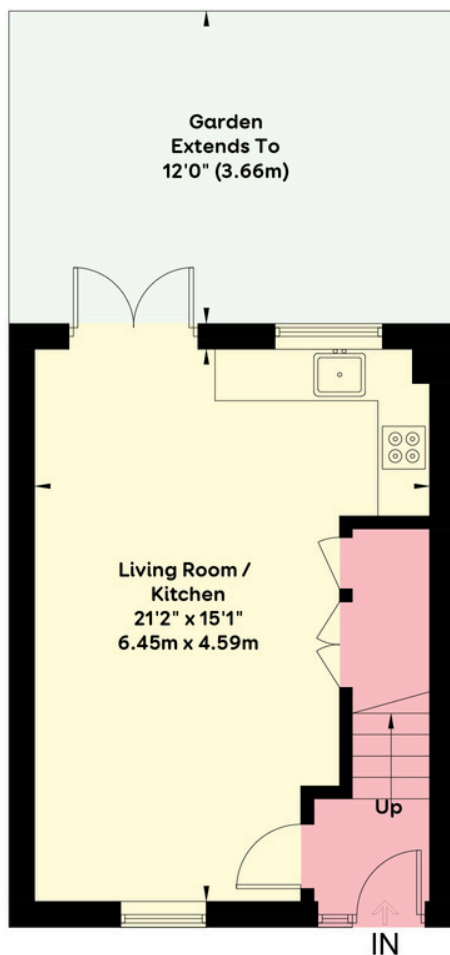
Should you desire a breath of fresh air, step out onto the decked patio garden directly accessible from the living area. This outdoor space is perfect for al fresco dining, entertaining friends, or simply relaxing after a long day.

One of the most enticing aspects of this property is its location. With Brighton station, the seafront, high street shopping, and the eclectic delights of the North Laine just a short stroll away, you'll have everything you need right at your doorstep. Explore the multitude of independent shops, vibrant bars, and charming cafes that make this area so unique.

And the best part? This property is available with no onward chain, allowing for a smooth and hassle-free purchasing process.

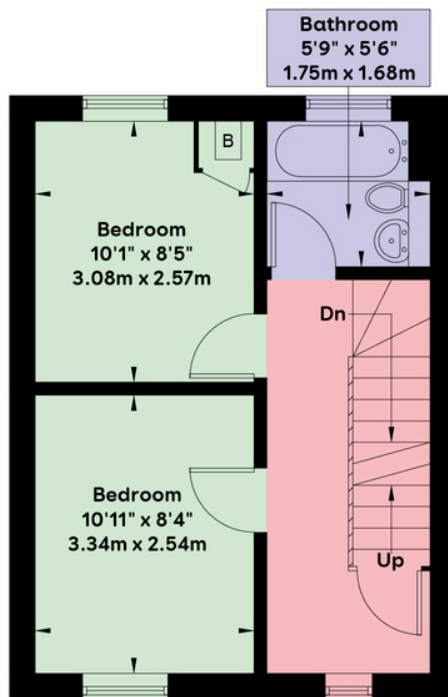
With a generous floor area of 857 square feet (80 square metres), this house offers ample space for comfortable living.





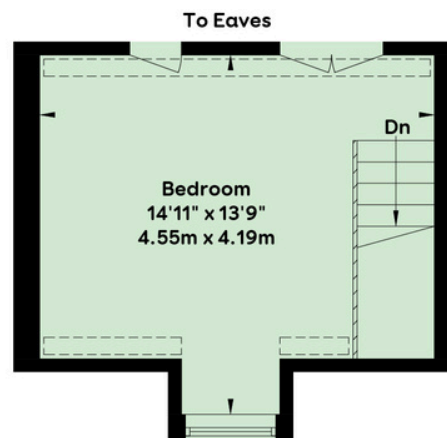
Ground Floor

30.0 sq m / 322 sq ft



First Floor

29.9 sq m / 321 sq ft



Second Floor

18.1 sq m / 196 sq ft

APPROXIMATE GROSS INTERNAL AREA = 78 sq m / 839 sq ft

APPROXIMATE GROSS INTERNAL AREA = 1.7 sq m / 18 sq ft

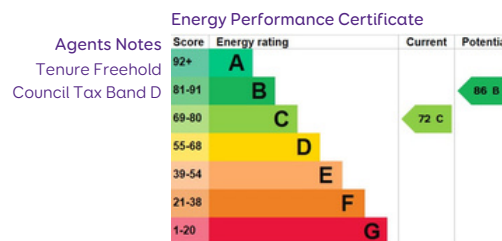
Floor plan is for illustration and identification purposes only and is not to scale.

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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