



**Tidy Street, Brighton, BN1 4EL**  
Offers In Excess Of £650,000

# Tidy Street, Brighton, BN1 4EL

Beautifully presented three storey Victorian home on a charming street in the North Laine conservation area in the heart of the city.

Located in the heart of Brighton's sought-after North Laine conservation area, this beautifully presented Victorian terraced home on Tidy Street combines period charm with modern comforts. The property spans approximately 871 square feet (80 square metres) and boasts a range of standout features both inside and out.

Upon entering through the front door, you are welcomed into an entrance porch, which leads directly into a through lounge. This spacious reception room is filled with light streaming in from multi-paned sash windows positioned at both the front and rear of the property. Retaining its period style, the room features a characterful feature fireplace, exposed wooden flooring, and provides access to the rear garden via a newly fitted aluminium door. A couple of steps lead down to this door, further enhancing the sense of space and seamless indoor-outdoor living.

Descending to the lower floor, you will find the kitchen—a practical and stylish space that has been thoughtfully designed with ample storage in the form of numerous cupboards and a built-in pantry. The kitchen comes equipped with a range cooker, complete with an extractor fan overhead, and an inset porcelain sink. A double-glazed window overlooks the west-facing garden, inviting plenty of natural light into the space and creating a pleasant atmosphere for cooking. This level also has the second bedroom, currently used by the current owners as their snug/office. It benefits from underfloor heating, exposed wooden flooring, and a sash window. Additionally, the old coal hole has been damp-proofed, providing an excellent recessed storage solution.

The top floor features a bright landing with a window and access to loft space, offering additional storage opportunities. The bathroom is a luxurious sanctuary, fitted with a freestanding bathtub, a separate spacious shower enclosure, a vintage-style WC and sink, and a contemporary radiator/towel warmer. The exposed wooden flooring and multi-paned sash window add to its appeal, creating a spa-like retreat within the home. The generously sized main bedroom is fitted with a range of wardrobes and a double-glazed wooden sash window. This room showcases the perfect blend of modern updates and traditional aesthetics.

The garden itself is a true highlight of the property. As a west-facing outdoor area, it enjoys an abundance of afternoon and evening sunlight, making it ideal for entertaining or relaxing during warmer months. Featuring Belau hardwood decking, mature plants providing a tranquil setting, outdoor power sockets, and a storage shed, it is a versatile and low-maintenance outdoor space.

Beyond the property itself, Tidy Street is renowned for its colourful facades and welcoming atmosphere. Located in the desirable North Laine area, the property is surrounded by an eclectic mix of independent boutiques, cafes, bars, and restaurants. Brighton station is within easy reach, providing excellent transport links, while the seafront, high street shopping, gyms, and entertainment venues are all close by, ensuring convenience and a vibrant lifestyle for the new owner.

Additional benefits include a recently fitted combination boiler with a Nest system, ensuring energy efficiency and modern control over the home's heating. The property is being offered for sale by a vendor who is already suited, ensuring a smoother buying process for interested parties.





# Oakley

Your Sussex Property Expert

Brighton & Hove Office  
01273 688 881  
3-6 North Road, Brighton BN1 1YA  
[www.oakleyproperty.com](http://www.oakleyproperty.com)  
[sales@oakleyproperty.com](mailto:sales@oakleyproperty.com)

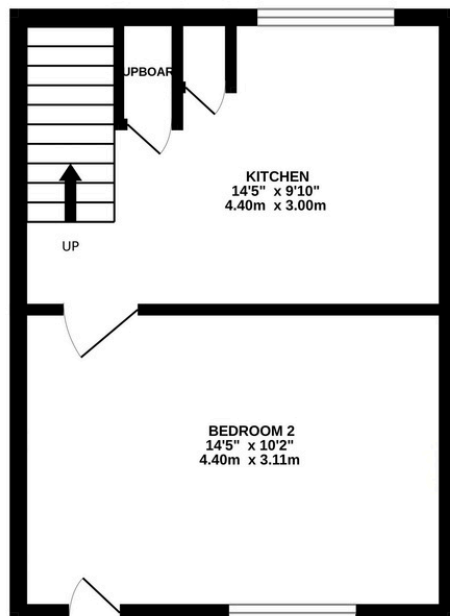
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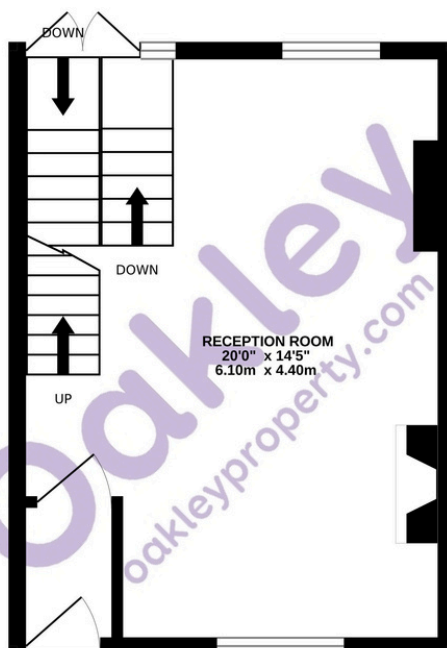
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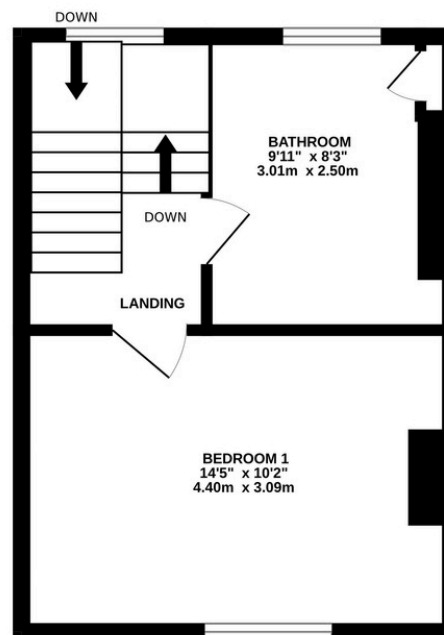
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 861sq.ft. (80.0 sq.m.) approx.

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Agents Notes  
Tenure Freehold  
Council Tax Band C

#### Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 69 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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