



North Place, Brighton, BN1 1YF
Guide Price £600,000- £625,000

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A superbly presented two-bedroom period house, offering accommodation over four floors with a delightful patio garden in Brighton's iconic North Laine.

Located within the highly sought-after and famously vibrant North Laine area of Brighton, this exquisite two-bedroom period house presents a rare opportunity to acquire a truly unique home. Boasting a superb presentation throughout, this property seamlessly blends historical charm with contemporary living, making it an ideal residence for those seeking a distinctive urban lifestyle.

Spanning an impressive 892 square feet, the accommodation is thoughtfully arranged over four floors, offering a versatile and spacious layout. Upon entering, you are immediately greeted by the character and warmth that defines this charming home. The ground floor typically houses a welcoming reception area, providing a comfortable space for relaxation and entertaining. The design maximises natural light, creating an inviting atmosphere that flows effortlessly through the property.

The heart of this home is undoubtedly the well-appointed kitchen/breakfast room, a space designed for both culinary creativity and casual dining. This area benefits from direct access to a delightful patio garden, an invaluable outdoor sanctuary in such a central location. Imagine enjoying your morning coffee or an evening drink in this private, tranquil space, a perfect escape from the bustling city life just moments away.

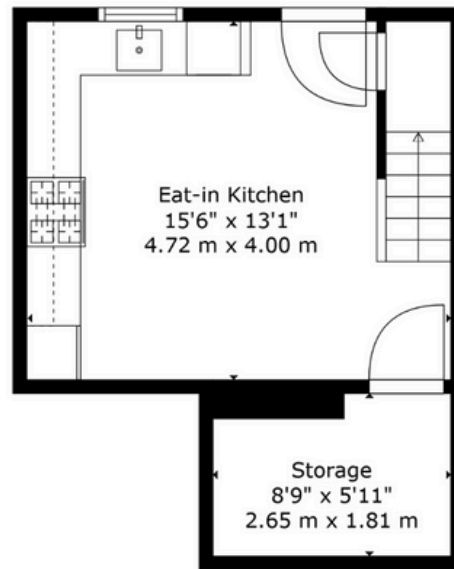
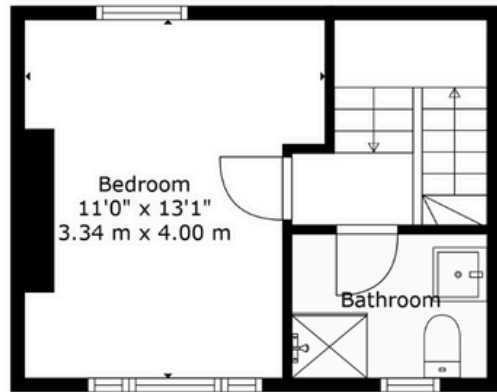
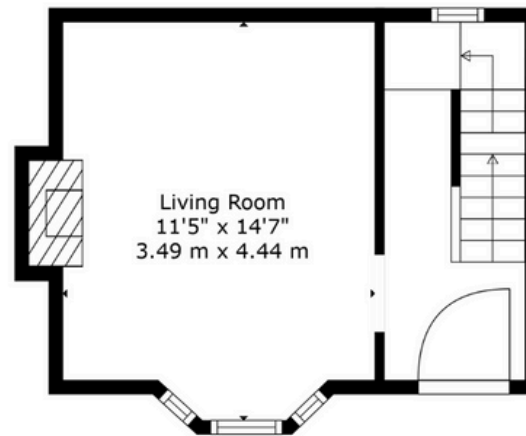
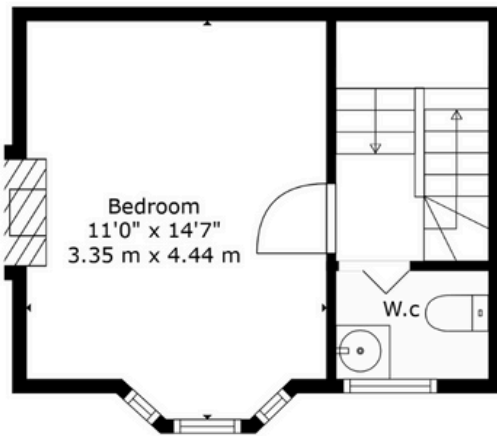
Ascending through the property, you will discover two generously sized double bedrooms, each offering a peaceful retreat. These rooms are tastefully decorated, maintaining the period feel while providing all the comforts of modern living.

The clever layout ensures privacy and ample space for furnishings, making them ideal for residents or guests. The property further benefits from a modern shower room, meticulously designed with contemporary fixtures and fittings, offering a refreshing and stylish space. Additionally, a separate WC adds to the convenience and practicality of this home, a valuable feature in any property. The attention to detail in the design and upkeep of these facilities is evident, reflecting the overall high standard of the house.

The location in North Laine is truly exceptional. Renowned for its eclectic mix of independent shops, artisan cafes, vibrant restaurants, and cultural attractions, it offers an unparalleled lifestyle. Everything you could possibly need or desire is within easy walking distance, from unique boutiques to essential amenities. Brighton's mainline railway station is also conveniently close, providing excellent links to London and beyond, making this an ideal spot for commuters.

This period house is not just a home; it's an opportunity to immerse yourself in the unique culture and energy of Brighton. Its superb presentation, practical layout, and desirable location make it a truly outstanding property.





TOTAL: 892 sq. ft, 82 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Performance Certificate

Agents Notes
Tenure Freehold
Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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