



North Gardens, Brighton, BN1 3LB

Asking Price £650,000

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Located within the highly desirable West Hill conservation area of Brighton, this exceptional three-bedroom modern terrace house presents a rare opportunity for discerning buyers. Boasting a generous 1408 square feet of meticulously arranged accommodation spread over three floors, this property combines contemporary living with the charm of its historic surroundings.

Upon entering, you are immediately struck by the bright and airy atmosphere that permeates throughout. The ground floor is thoughtfully designed, featuring a convenient utility room, essential for modern family life, a bedroom/study with access to the patio garden, and direct access to the internal garage. This integrated garage offers secure parking or valuable additional storage, a true premium in central Brighton.

The property benefits from two well-appointed bathrooms on the first and the second floors, ensuring convenience and comfort for all residents, complemented by a separate WC on ground floor, adding to the practicality of the layout.

The heart of the home resides on the first floor, where a spacious and inviting 17' x 15'5 living room awaits. Bathed in natural light from its elegant bow window and benefiting from a desirable westerly aspect, this room provides the perfect setting for relaxation and entertaining. Adjacent to the living room is the well-appointed kitchen/breakfast room. This culinary space is both practical and stylish, offering ample room for dining and featuring a charming Juliette balcony that provides delightful views over the rear patio garden, creating a seamless connection with the outdoors.







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The upper floor is dedicated to two well proportioned double bedrooms and one of the bathrooms.

Outside, the delightful patio garden offers a private oasis, perfect for al fresco dining, morning coffee, or simply unwinding in the fresh air. Its low-maintenance design ensures maximum enjoyment with minimal upkeep, a significant advantage for busy lifestyles.

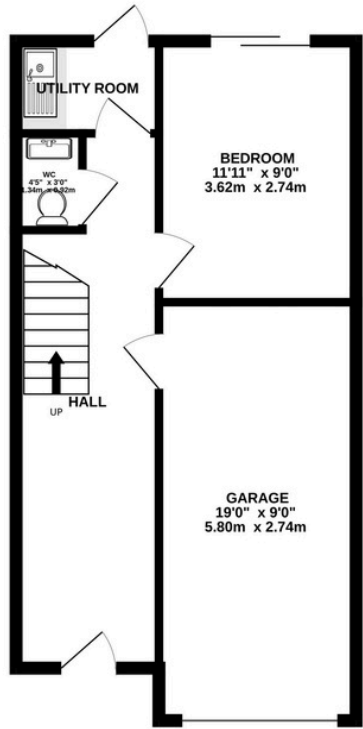
Situated in the vibrant West Hill conservation area, residents benefit from excellent access to Brighton's eclectic mix of independent shops, cafes, restaurants, and cultural attractions. Brighton mainline railway station, offering direct links to London and beyond, is also within easy reach, making this an ideal location for commuters. The famous Brighton seafront and the iconic Lanes are just a short stroll away, providing endless opportunities for leisure and entertainment.

This well-presented property is ready for immediate occupation, offering a turn-key solution for those seeking a stylish and comfortable home in one of Brighton's most coveted locations. Its bright interiors, practical layout, and desirable features, including the internal garage and charming garden, make it a truly outstanding offering in the current market.

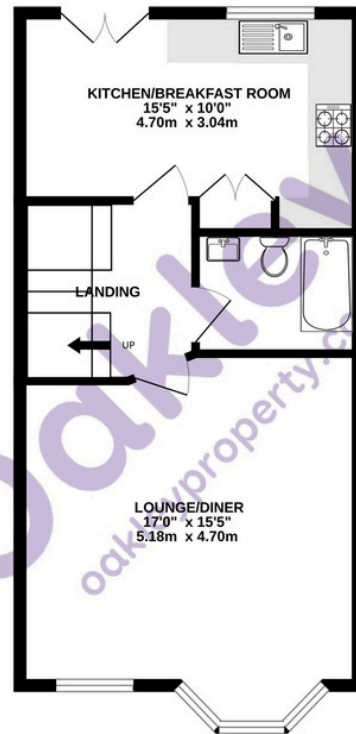




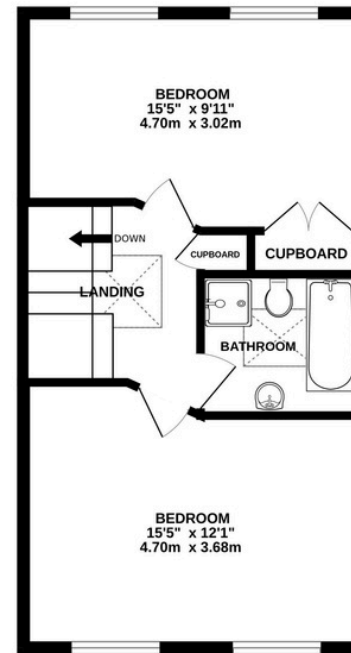
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA : 1408sq.ft. (130.8 sq.m.) approx.
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Energy Performance Certificate

Agents Notes
Tenure Leasehold
182 Years Remaining On The Lease
Service Charge N/A
Ground Rent N/A
Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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