



## Vine Street Brighton

**Price £625,000**

This is an attractive house full of character with a prime address in the popular North Laines of Brighton within a very short walk of the Basket Makers Pub which was awarded as the Best Pub in the UK.

The property was recently modernised when a new open plan layout was created with a new kitchen, bathroom and boiler. The ground floor was laid with engineered parquet oak flooring and solid oak doors were installed internally.

The three bedroom property has surprisingly spacious rooms including an open plan lounge/dining room/ kitchen with bi-fold doors leading to a terrace and a connected garage which makes it ideal for a relaxed al fresco lifestyle.

The location is ideal, surrounded by restaurants, mix of cafes, pubs, wine bars, boutique shops, entertainment facilities including Brighton Komedia, Brighton Dome, The Royal Pavillion, Brighton mainline station a short walk, and the beach approx. 0.7 miles away.



# Vine Street Brighton

## Entrance Hall

The entrance hall gives access to the guest wc and a further storage cupboard with plumbing for a washing machine.

## Living Area

The living area comprises an open plan lounge/dining room/kitchen with bifold doors leading to garden/patio area and garage. Lovely engineered parquet oak flooring.

The lounge area has a large window fitted with a venetian blind.

The modern kitchen has lots of storage space, wall units and worktops. The kitchen is fitted with an integrated fridge/freezer, Bosch dishwasher, SMEG microwave and a freestanding five burner cooker with a Bosch extractor fan connected with an external ventilation fan. Full width sky lights in the kitchen area makes the room light and airy.

## Guest WC

The guest wc is located on the ground floor and fitted with a white suite comprising a toilet and hand basin.

## First Floor Landing

Lovely staircase leading to the first floor. Storage cupboard and access to the loft.

## Bedroom One

Double bedroom with a window overlooking the street. Venetian blinds

## Bedroom Two

Double bedroom with a window overlooking the street. Venetian blinds

## Bedroom Three

Double bedroom with window overlooking the street. Venetian blinds

## Family Bathroom

The family bathroom is fitted with a white suite comprising of a bath, toilet basin and wet room style shower with a glass screen. A sky light makes the bathroom light and airy. Ladder style radiator.

## Garage

The under cover garage has an open link to the garden patio terrace.

## Garden Patio Terrace

The terrace is linked to the garage creating a safe and good sized outdoor child's play area , also ideal for entertaining guests. The terrace is accessed via bi-fold doors.

## Loft & Boiler

Combi Boiler installed 2019.

Small loft area ideal for storage.

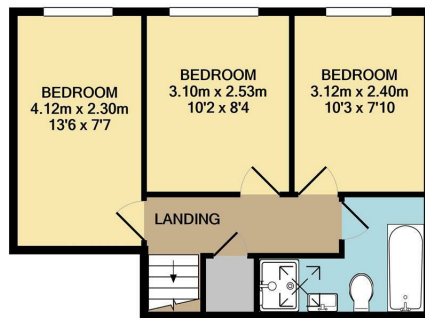
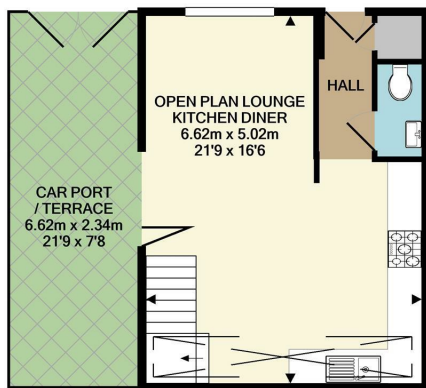
## Floor Plan

The plan and the dimensions are for information purposes only and may not be to scale and representative of the property.

## Tax Band

Tax Band D

Approx. £2055 pa



**TOTAL APPROX. FLOOR AREA 69.4 SQ.M. (747 SQ.FT.)**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
Current	Potential
71	85

Very energy efficient - lower running costs

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO<sub>2</sub> emissions

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



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