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Foundry Street Brighton

Offers in the region of £500,000

This is a FREEHOLD mid-terraced property arranged over three floors and offers three bedrooms, an open plan lounge/dining room/ kitchen and a family bathroom. A door allows access from the lounge/dining room to a South East facing patio garden area. The property is situated on Foundry Street which is one of Brighton's most historic streets, named after The Regent Iron and Brass Foundry which was once sited on the road.

Foundry street is a quiet one way street moments away from Brighton mainline railway station and is situated between North Street and Gloucester Road in the bohemian North Laines conservation area. This amazing location affords to all the delights of the North Laines, the seafront and a multitude of shops, bars, cafes, restaurants, entertainment venues and fitness centres. The house has been intended to be a fantastic home for the current owner, but time has come for her to move on.



Foundry Street Brighton

Ground Floor

Entrance Hall

The Entrance Hall leads stairs up to first floor and down to lower ground floor
Window overlooking the rear patio garden.

Bedroom Two

Bedroom Two is a good size double bedroom located on the ground floor with a window to the front.

Family Bathroom

The bathroom is located on the ground floor and has a window overlooking the rear garden. The bathroom is fitted with a bath, basin and toilet and radiator.

First Floor landing

Access to the loft

Main Bedroom

A large double bedroom with a window to the front.
Radiator and six wall sockets.

Bedroom Three

A square double bedroom with an over stair built in wardrobe and a window overlooking the rear patio garden.
Radiator and four sockets

Lower Ground Floor

Lounge/Dining Room/Kitchen

The open plan lounge/dining room/kitchen is located on the lower ground floor. The room has a large window and a door leading to the private rear patio garden. A light well on the street side allows extra light into the room. Two built-in storage units. The storage unit below the stairs has got good height and the other hosts the gas and electric meters and electric consuming unit. Seven sockets and a radiator below the light well.

Loft

Storage space

Patio Garden

South East facing patio garden is located on the lower ground floor level.

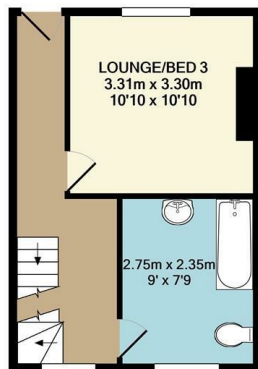
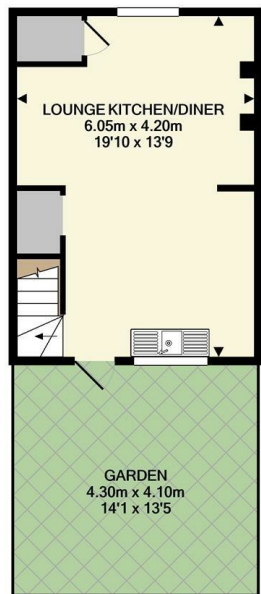
Floor Plan

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

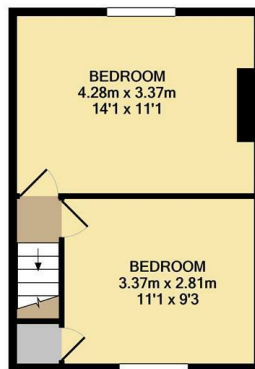
Tax Band

Tax Band B

Approx. £1648,00 pa



GROUND FLOOR
APPROX. FLOOR
AREA 26.4 SQ.M.
(285 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 26.6 SQ.M.
(286 SQ.FT.)

TOTAL APPROX. FLOOR AREA 79.2 SQ.M. (853 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	