

North Gardens

Brighton

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About the property

GUIDE PRICE £500,000 - £550,000

Nestled on a quiet road in Brighton, North Gardens is a wonderful three-bedroom terraced property with garage. Situated moments from Brighton Station, this property is ideal for anyone looking to make the most of Brighton's independent shops and cafes, as well as the famous Lanes.

On entering the property through the vestibule, a hallway allows access to all rooms. At the front is a well sized garage, offering off-street parking, or exceptional storage space. To the rear is the third double bedroom as well as a downstairs WC and utility room. The secluded patio is perfect for a summer barbeque, or enjoying a morning coffee.

Moving up to the first floor, there is a bright and well-sized reception room as well as kitchen/diner with plenty of counter space with wall- and floor- mounted units. There is also a Juliette balcony overlooking the patio.

On the second floor, there are two good sized double bedrooms along with a modern family bathroom.

North Gardens is located in central Brighton; the beach, Lanes and Brighton Station all only a moments' walk. Any future resident will be able to take unapparelled advantage of all Brighton has to offer.

North Gardens Brighton

£500,000



3

BEDROOM

1

RECEPTION

2

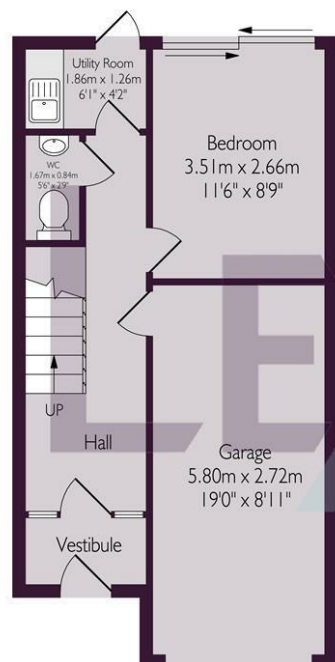
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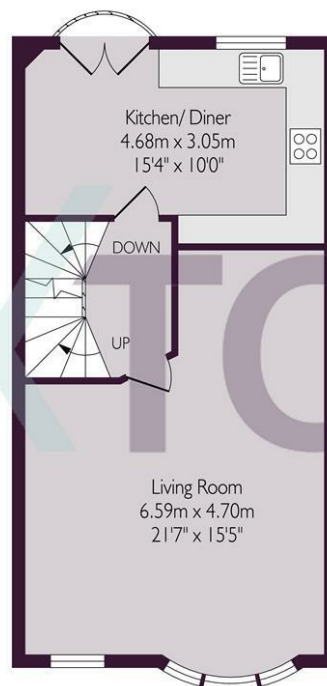


SCAN HERE TO OFFER ON THIS PROPERTY

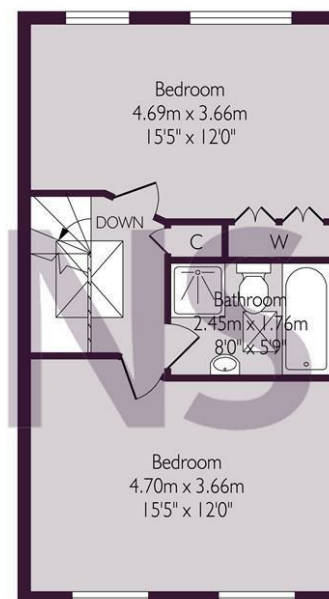
Ground Floor



First Floor



Second Floor



Approximate gross internal floor area 129.4 sq m/ 1392.9 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purpose only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			8
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	