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Cheltenham Place, North Laine, Brighton, BN1 4AB



Offers Over £400,000



- North Laine conservation area
- In Need of Refurbishment
- No Onward Chain
- 2 Bedrooms
- 2 Storey Victorian Cottage
- Within Walking Distance of Brighton Station
- Westerly Patio Garden
- Internal Measurement 63 sq m/ 678 sq ft



The Property

To the front there is a small courtyard setting the property away from the street. Enter the house via the porch in to the hallway with access to the through lounge with bow window to the front and window to the rear and kitchen leading onto the conservatory which in turn gives access to the west facing patio garden. On the first floor of the property there is a landing with access to the loft space, bathroom and two bedrooms. In need of modernisation throughout the house gives plenty scope for the new owners to create their dream home. Offered for sale with no onward chain.

The Location

The North Laine conservation area of the city centre boasts an eclectic mix of cafes, boutiques, restaurants, shops, bars, pubs and entertainment facilities, including Brighton Komedia, Brighton Dome and The Royal Pavilion right on the proverbial doorstep. In addition, The Churchill Square Shopping centre, Brighton Seafront & Palace Pier are close by providing additional dining, high street shopping and entertainment facilities. Brighton Mainline Railway Station, many bus routes, the A23 & A27 are all in close proximity, providing easy access around Brighton & Hove and into London.



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Floor Plan



Made with Metropix ©2021





Location Map



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agents Notes

Tenure Freehold
Council Tax Band C

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