

47 North Gardens
Brighton
BN1 3LB

FOR
SALE



**SUPERBLY PRESENTED TWO BED HOUSE
WEST HILL CONSERVATION AREA ADJOINING
BRIGHTON RAILWAY STATION**

£550,000 FREEHOLD

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Residential Sales & Lettings

North Gardens is ideally situated in the West Hill Conservation area of the City running parallel to Queens Road and being readily accessible to Brighton mainline railway station, the vibrant and cosmopolitan North Laine with its it array of boutiques, café bars and pubs, Western Road and Churchill Square shopping mall, the Seafront and many of the City's other attractions.

North Gardens is an attractive road of bow fronted houses built circa 1810, number 47 has painted rendered elevations, has been modernised to a high standard providing a contemporary interior behind a period façade.

The accommodation arranged over three floors comprises 2 double bedrooms, bathroom with roll top bath and Trompe L'oeil ceiling, open plan lounge and on the lower ground floor a modern well fitted kitchen opening onto a dining room with fitted corner bench seating and feature Brighton Pier Mural.

The property has gas fired central heating, part uPVC double-glazing, a lovely flint walled patio garden and is arranged more particularly as follows:

FIRST FLOOR

LANDING:

Built in shelved cupboard, double-glazed window, access to roof space.

BEDROOM 1:



12' x 10' into chimney recess (3.65m x 3.04m) Radiator in decorative wooden surround, window shutters, excellent range of wall to wall high gloss finish wardrobe cupboards with drawers, shelved and hanging storage space, laminate floor.

BEDROOM 2:



10' x 9' (3.04m x 2.74m) Radiator, uPVC double-glazed window, laminate flooring.

GROUND FLOOR

ENTRANCE LOBBY:

Pine door to:

OPEN PLAN LIVING ROOM:



14' x 11' (4.26m x 3.35m) Radiator in decorative wooden surround, additional radiator, wooden window shutters, TV aerial point, laminate flooring, central heating thermostat.

BATHROOM:

Attractive tiled floor, corner shower cubicle with period style mixer tap, rinser and rain head shower, roll top bath with ball feet and period style mixer tap, vanity unit with inset wash hand basin cosmetic drawers and cupboards under, low-level WC with dual flush cistern, heated towel rail, uPVC double-glazed window, strip pine door, hand painted Trompe L'oeil ceiling.

LOWER GROUND FLOOR**OPEN PLAN KITCHEN:**

9'6 x 9'3 (2.89m x 2.81m) Excellent range of high gloss finish wall and floor units incorporating cupboards, drawers and wooden work surfaces, inset 1½ bowl sink unit with mixer tap, inset Lamona stainless steel five burner gas hob with matching oven under and with canopied extractor hood above, wall mounted Worcester gas fired central heating boiler, integrated washing machine, fridge and dishwasher, inset ceiling down lighters, under stairs storage cupboard, tiled floor, opening onto:

DINING ROOM:

13'9 x 10' (4.19m x 3.04m) Attractive corner bench seating with wood panelled back, storage space under and with feature Brighton Pier Mural over, radiator in decorative wooden surround, built in low level drinks unit with twin storage cabinets with glazed doors, two bottle racks and chiller, inset ceiling down lighters, shelved cupboard with gas meters, fuse box.

OUTSIDE**REAR GARDEN:**

Attractive flint walled patio garden with decking, paving, ornamental herb border and palm tree.

All measurements are taken to the nearest 3 inches (7.6cm)

**VIEWING THROUGH VENDORS AGENTS
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