

PHILLIPS & STILL



- A beautifully presented three bedroom house
- Spacious bright and airy lounge
- Modern fitted kitchen/diner with Juliette balcony
- Wet room and family bathroom
- Rear Patio Garden & Integral garage

35 North Gardens, Brighton, BN1 3LB

Offers in excess of £600,000

This property is a stunningly presented three bedroom townhouse, boasting a modern and elegant design throughout. The house benefits from three double bedroom, kitchen diner, spacious lounge, wet room, family bathroom and rear patio garden. In addition you have an integral garage and is located moments from Brighton Station.



Property Description

This property is a stunningly presented three bedroom townhouse, boasting a modern and elegant design throughout. The spacious lounge is filled with an abundance of natural light, creating a bright and airy atmosphere. The lounge is tastefully decorated and offers plenty of space for a variety of furniture arrangements, making it an ideal space for relaxation and entertainment.

The property features a beautifully fitted kitchen diner, providing a perfect space for cooking and dining. The kitchen is equipped with high-quality appliances and ample storage, making meal preparation and organization a breeze. Additionally, the kitchen diner offers access to a Juliet balcony, allowing for fresh air and a picturesque view while enjoying meals or morning coffee.

The property also includes a wet room, which adds a touch of luxury and convenience. This type of bathroom is designed with waterproof materials and features a shower that is integrated into the floor, providing easy accessibility and a modern aesthetic. Additionally, the property offers a family bathroom, allowing for added convenience and flexibility for residents.

A rear patio garden is a standout feature of this property, providing a private outdoor space for relaxation, gardening, or hosting gatherings. This space is perfect for enjoying sunny days and alfresco dining.

Location-wise, this property is situated in a highly desirable area, just minutes away from Brighton mainline station. The convenient proximity to public transportation makes commuting or traveling easy and hassle-free. Residents can enjoy the benefits of living in a vibrant and bustling city, with access to a wide range of amenities, including shops, restaurants, and entertainment options.

What sets this property apart is the rarity of having an integral garage in this sought-after location. This feature provides additional convenience and security for residents, allowing for parking space directly attached to the property. This is a unique advantage, as finding properties with garages in this area can be quite uncommon.

Overall, this beautifully presented three bedroom property offers a combination of style, functionality, and desirable location. With its spacious and bright interiors, modern amenities, rear patio garden, and the rare inclusion of an integral garage, this property is a truly exceptional find.



Accommodation

GROUND FLOOR

ENTRANCE HALL

INTERGRAL GARAGE
19' 6" x 8' 10" (5.94m x 2.69m)

BEDROOM THREE
11' 5" x 8' 8" (3.48m x 2.64m)

WET ROOM

FIRST FLOOR

LIVING ROOM
21' 7" x 15' 5" (6.58m x 4.7m)

KITCHEN / DINER
15' 4" x 10' (4.67m x 3.05m)

SECOND FLOOR

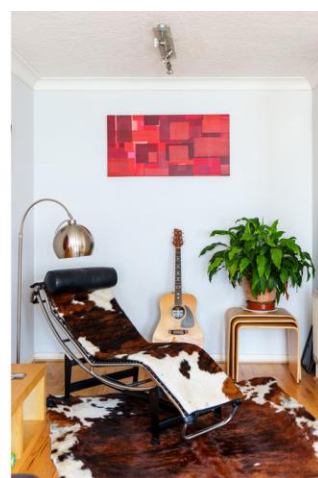
BEDROOM TWO
15' 5" x 12' 3" (4.7m x 3.73m)

FAMILY BATHROOM

BEDROOM ONE
15' 5" x 12' (4.7m x 3.66m)

OUTSIDE

REAR PATIO COURTYARD
15' 4" x 10' 2" (4.67m x 3.1m)



Picture this...

North Gardens couples the buzz & atmosphere of being in the heart of Brighton City centre with the safe & secure family feel of the suburbs.

Can you think of any better way to switch off after a long day than sitting down to enjoy a cold glass of something in your private rear garden?



APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGE) = 1401 sqft / 130.2 sqm

Floor plan is for illustration and identification purposes only and is not to scale.
Pots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All other plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPIS2).
Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

112 Western Road
Brighton
East Sussex
BN1 2AB

www.phillipsandstill.co.uk
01273 771111
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm
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