



Tichborne Street, BN1
Asking Price **£825,000**

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Tichborne Street, BN1

3 Bedrooms | 2 Bathroom | 2 Reception Room
1395 sq ft | Offered Chain-Free

Discover this exceptionally spacious four-storey home featuring two floors of reception space, three bedrooms, two bathrooms, versatile loft space, and a charming patio garden, all in the heart of North Laine. This property embodies the quintessential Brighton lifestyle, with independent shops, cafés, and restaurants just steps away, along with easy access to Brighton station. Newly refurbished and offered chain-free.

This rare opportunity presents a beautifully arranged three-bedroom house, just moments from the vibrant North Laine. Enter through the front door into a welcoming entrance hall on the ground floor, where a large living room awaits to your left. This impressive double-aspect space, created by combining two original rooms, features a bay window and is ideal for both formal entertaining and family relaxation. A stunning fireplace with a gas flame adds warmth and charm.



On the lower ground floor, you'll find a generous kitchen and breakfast room, extending about 8 meters. The hand-built kitchen boasts reclaimed elements, including a vintage wooden bar counter with drawers. Fired Earth tiles adorn the splashback and countertops, while a white ceramic sink overlooks the back garden. The Bosch dishwasher and washing machine are discreetly concealed behind bespoke cabinetry. The Worcester boiler, located in the adjacent outhouse, is still under warranty.

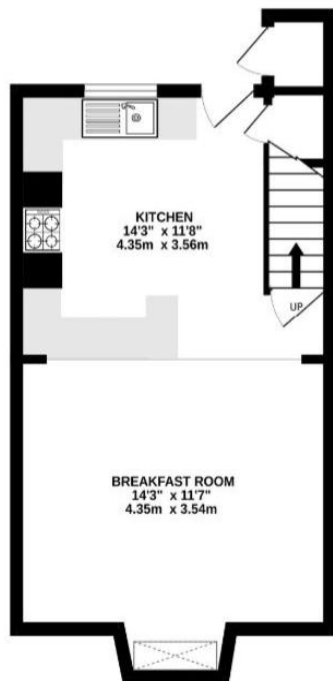
The top two floors house three well-proportioned bedrooms, alongside a spacious family bathroom featuring a freestanding bath and underfloor heating. A stylish wet room on the ground floor showcases Fired Earth marble tiles, a high-level WC, and a thermostatic shower with both fixed and handheld options.

Step outside to discover a delightful patio garden spread across two levels, complete with timber decking. Uniquely for central Brighton, this garden offers secure access to Orange Row, a lane at the rear of the house.

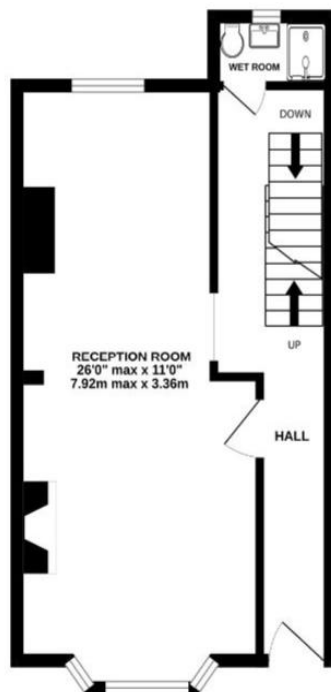
Additionally, the property includes a generous loft space with tongue and groove finishing and carpeted flooring, accessible via a convenient loft ladder. Two Velux windows flood the space with natural light, complemented by fitted lighting and electrics. Whether you envision a home office, a cozy den, or extra storage, the possibilities are endless. There is also potential for a full loft conversion, subject to planning approval.

Nestled in the heart of North Laine, this home is perfectly positioned for those seeking city center amenities alongside the vibrant community's unique charm. Enjoy nearby attractions like Komedia Brighton, a live venue for comedy and music, and Dukes at Komedia, an independent cinema. Cultural highlights such as the Theatre Royal, Brighton Dome, and Brighton Museum are within easy reach. Commuters can take advantage of fast services to London Victoria and London Bridge from Brighton Main-line Station.

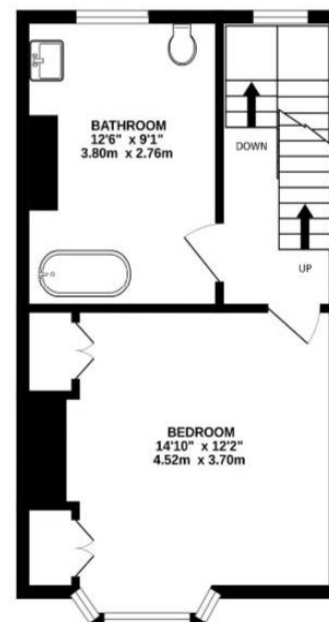




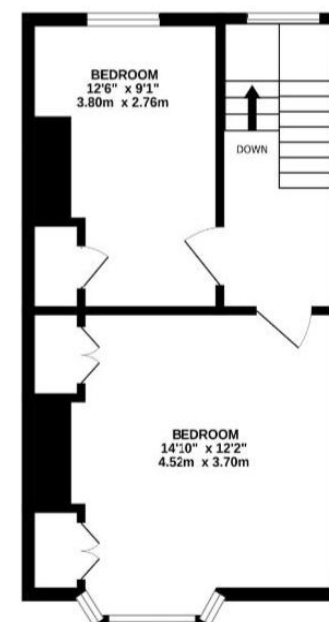
LOWER GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



2ND FLOOR
344 sq.ft. (31.9 sq.m.) approx.

TICHBORNE STREET

TOTAL FLOOR AREA : 1395 sq.ft. (129.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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