



Bond Street Laine, Brighton, BN1 1RT

Asking Price £450,000

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Discover the perfect city sanctuary in the cosmopolitan North Laine. This spacious 2-bed maisonette features a west-facing patio garden, allocated parking, and a superb central location close to the seafront and Brighton Station.

Welcome to your new home in the heart of Brighton's North Laine Conservation Area. This superb 2-bedroom property boasts a spacious spread over the first and second floors, offering comfortable and versatile living spaces. With its west-facing patio garden, own street entrance, and allocated parking space, this property is sure to impress.

Situated in the vibrant Bond Street Laine, this flat places you right in the heart of all that Brighton has to offer. From here, you are just a short walk away from the seafront with its beautiful promenade. Brighton Station is within easy reach, ensuring convenient transportation links to London and other major cities. Additionally, you will find yourself surrounded by an array of independent shops, bars, restaurants, and entertainment venues, providing you with endless options for leisure and enjoyment.

A private street entrance leads you to the first floor, where you will find the light and spacious lounge, perfect for unwinding after a long day. This area offers ample space for a comfortable seating arrangement as well as a dining table and office area making it ideal for entertaining guests and working.

The adjacent kitchen is thoughtfully designed, offering a contemporary space where you can hone your culinary skills. With ample storage, and sleek countertops, this kitchen is a feast for the eyes and a delight to cook in. Additionally, the bathroom having a white suite is ideally located next to the bedrooms.

Make your way up to the second floor to discover the tranquility of the two double bedrooms. Both bedrooms are generously proportioned, providing ample room for furniture and personal belongings. Neutral decor and large windows contribute to the light and airy ambiance, creating a peaceful sanctuary to rest and recharge.

Step outside to the west-facing patio garden, a true gem in the heart of the city. Enjoy your morning coffee or host barbecues with friends and family in this delightful outdoor space. The garden offers a serene escape from the bustling city, allowing you to soak up some sun and indulge in well-deserved relaxation.

With no onward chain, you can move into this property with ease and peace of mind. The process will be streamlined, allowing you to start enjoying your new home in no time.

Parking in central Brighton can be a challenge, but not with this property. It comes with the added convenience of an allocated off-street parking space, ensuring that you always have a secure spot for your vehicle.

Located within the coveted North Laine Conservation Area, this property benefits from its surroundings' unique character and historic charm. The area is known for its vibrant culture, independent businesses, and stunning architecture, making it a highly sought-after location.

Measuring approximately 872 square feet (81 square meters), this flat offers an abundance of space to suit various lifestyles. Whether you are a young professional, a couple, or a small family or downsizing this property provides the space and flexibility needed to cater to your individual needs.

Don't miss out on the opportunity to make this charming 2-bedroom maisonette your new home. Contact us now to arrange a viewing and experience the magic of Bond Street Laine living for yourself.





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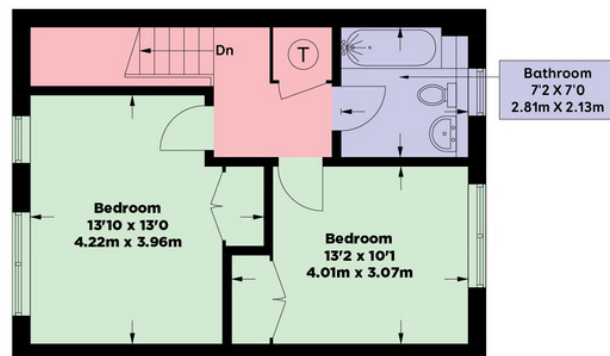
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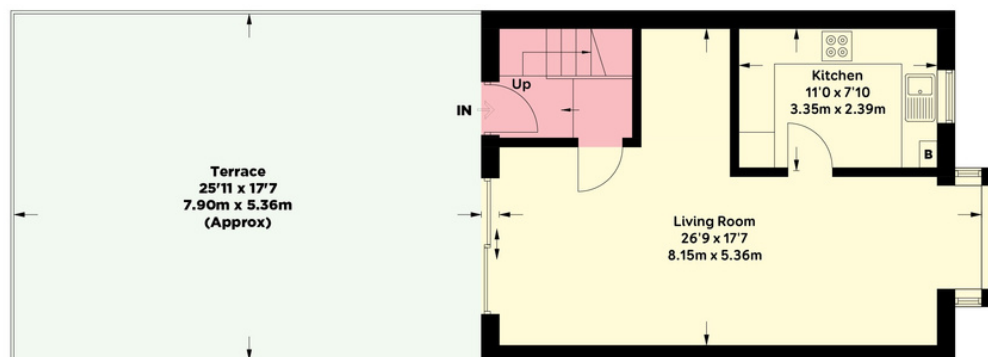


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First Floor
426 sq ft / 39.6 sq m



Ground Floor
446 sq ft / 41.4 sq m

APPROXIMATE GROSS INTERNAL AREA = 872 sqft / 81.0 sqm

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site 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 (IPMS2). 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. © Oakley Property 2024



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes
Tenure Leasehold
146 Year Lease Term Remaining
Service Charge Approx £3,232.00 Per Annum
Ground Rent N/A
Council Tax Band D



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