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## 16 Tidy Street

Brighton, BN1 4EL

£775,000

Guide price £775,000 - £800,000 A pretty, terraced residence retaining a wealth of character and charm located in the highly desirable North Laine district of Brighton, both central but tucked away from the hustle and bustle of the city. The generously proportioned and versatile accommodation comprises of two ground floor reception rooms offering a variety of uses depending on individual needs, a spacious sunroom which offers a host of other uses and has doors out to a pretty, paved, west facing, courtyard garden with a feature seafront mural. Off the sunroom is a utility area and WC. On the half landing is a spacious bathroom/WC with a separate walk-in shower and under floor heating, whilst on the first floor are two double bedrooms. From the first-floor landing stairs rise to an attic space with a pair of natural brick walls to either end and two Velux windows to the rear elevation. On the lower ground floor is a characterful, open plan kitchen/dining/living space with under floor heating and log burner, a light well to the front and French doors that allow access out to the patio garden. Internal viewing is recommended.

Tidy Street is a short walk from Brighton mainline railway station and in the heart of the North Laine district centrally located for the bustling City Centre amenities and ideal for London commuters. Within the North Laine district exists one of the most vibrant and exciting atmospheres in our City. Visit the weekend Farmers market, browse the boutiques on Sydney Street and Kensington Gardens and discover New Road where the historic Theatre Royal can be found as well as The Royal Pavilion standing in the Pavilion Gardens.

- Deceptively spacious home in the heart of Brighton's North Laine district
- Accommodation over three floors
- Ideally located for Brighton mainline station, city centre and seafront
- West facing courtyard garden
- Characterful open plan kitchen/living room with log burner
- Sun room
- Spacious family bathroom
- Wealth of original features
- Versatile accommodation
- Internal viewing recommended

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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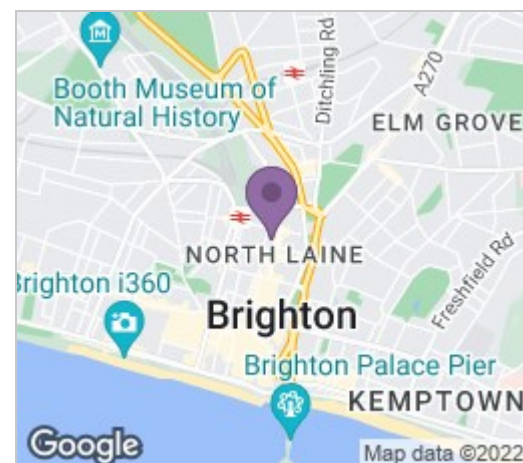
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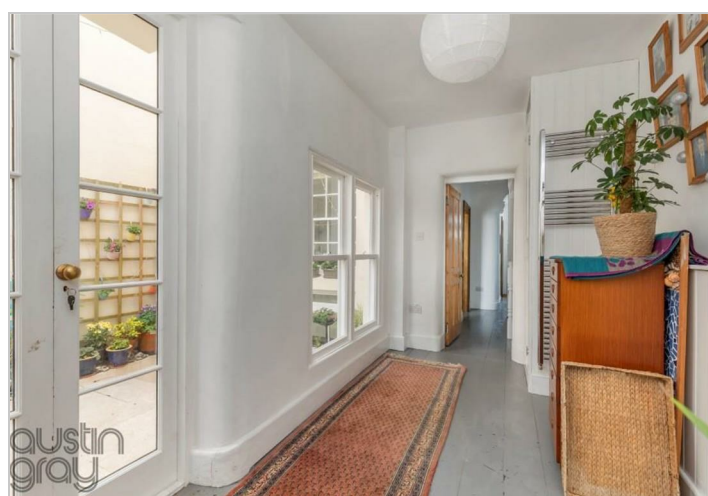
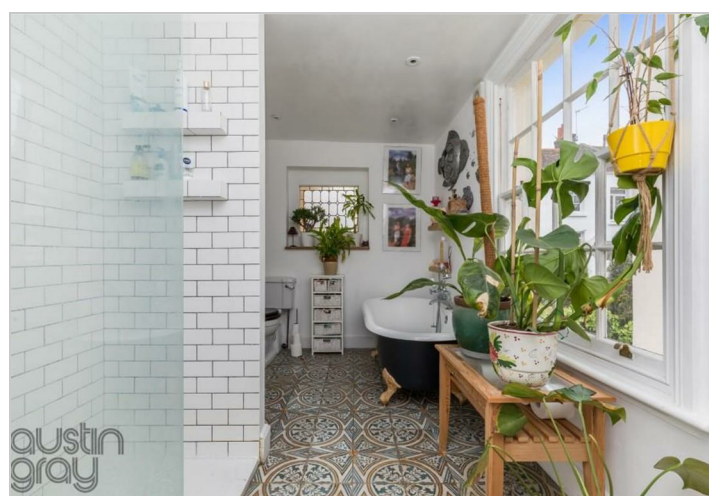
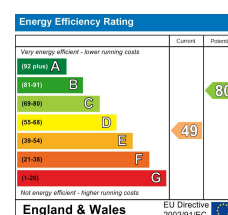
## Floor Plan



## Area Map



## Energy Efficiency Graph



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