



Cheltenham Place, Brighton

Guide price £575,000 - £600,000



Property highlights

- Centrally located in Brighton's North Laine
- Lovingly restored by current owners
- Peaceful cottage feel and well-presented throughout
- Open-plan living/dining room with log-burning stove
- Stylish kitchen with shaker units and courtyard access
- Private courtyard garden with shed
- Two well-presented double bedrooms
- Contemporary bathroom with clawfoot tub and thoughtful utility cupboard
- Double glazing at the front
- Boarded loft space providing additional storage options

Guide price £575,000 – £600,000. Lovingly restored 2-bed North Laine home with courtyard garden, wood burner, stylish kitchen & loft storage. A peaceful retreat in the heart of the city.

The property

Tucked away in one of Brighton's most vibrant and sought-after neighbourhoods, this charming two-bedroom terraced home in the North Laine has been lovingly restored by its current owners over the past nine years. With a peaceful, cottage-like feel and the welcome hush of double glazing at the front, it offers a rare sense of calm right in the heart of the city.

The white-painted frontage with sky-blue windows gives an inviting first impression. Step inside through a handy porch, perfect for coats and shoes, and into a beautifully presented open-plan living and dining room. The space is cleverly zoned for relaxing and entertaining, with wooden flooring running underfoot and a log-burning stove creating a cosy focal point for winter evenings. Built-in shelving adds character and practicality, while an exposed ceiling beam and plantation shutters on the bay window complete the room's warm and welcoming aesthetic. Discrete understairs storage offers an extra touch of functionality.

At the rear of the house, the kitchen blends style and function with soft grey shaker-style cabinetry, brick-effect tiles, and a mix of open and closed storage. There's room here for a freestanding dishwasher and fridge/freezer, and the thoughtful design continues the home's calm and cohesive feel.

A door leads out to the private courtyard garden which is a real bonus in this central location. It's the perfect spot for a morning coffee or an alfresco meal, with space for a BBQ and a wooden shed offering additional storage.

Upstairs, you'll find a smart, modern bathroom with a traditional twist: a clawfoot bathtub with shower over, grey vanity unit, and built-in storage that cleverly houses the boiler and washing machine - doubling as an airing cupboard.

There are two bedrooms on the first floor. The principal bedroom sits at the front of the house, overlooking the street, and features a wall of built-in wardrobes, additional storage either side of the bed, and a feature wall of nautical print wallpaper. Stripped original wooden floorboards add warmth and a sense of heritage, echoed in the second bedroom at the rear, which overlooks the courtyard. Currently used as a home office, this room includes a smart fold-down bed/desk combination that transforms easily into a double bed and could be included in the sale.

A boarded loft provides even more practical storage space.

Additional property information

Property type: Terraced house

Tenure: Freehold

Council tax band: C

Parking: On street parking in zone Y

A note from the owners

We've loved living in the heart of Brighton just a short stroll to the beach, brilliant pubs, great food, culture, and the station. Despite the central location, the house is a peaceful haven perfect for unwinding. It's been a real labour of love, working with local craftspeople to create our ideal cottage. The street is friendly and welcoming, with great neighbours, the occasional street party, and even a sauna just steps away (with a resident discount!). We hope you enjoy living here as much as we have over the past nine years.

The area

The North Laine area of Brighton is much-loved by residents and visitors alike. Full of independent coffee shops, retail units, restaurants, and pubs it has a distinct feel of a town unto itself. With a thriving community of residents, it is described as a very special place to live and there's an abundance of ways to while away your days. Brighton seafront, with its iconic pier, pebbled beaches and promenades are just half a mile away.

Transport links

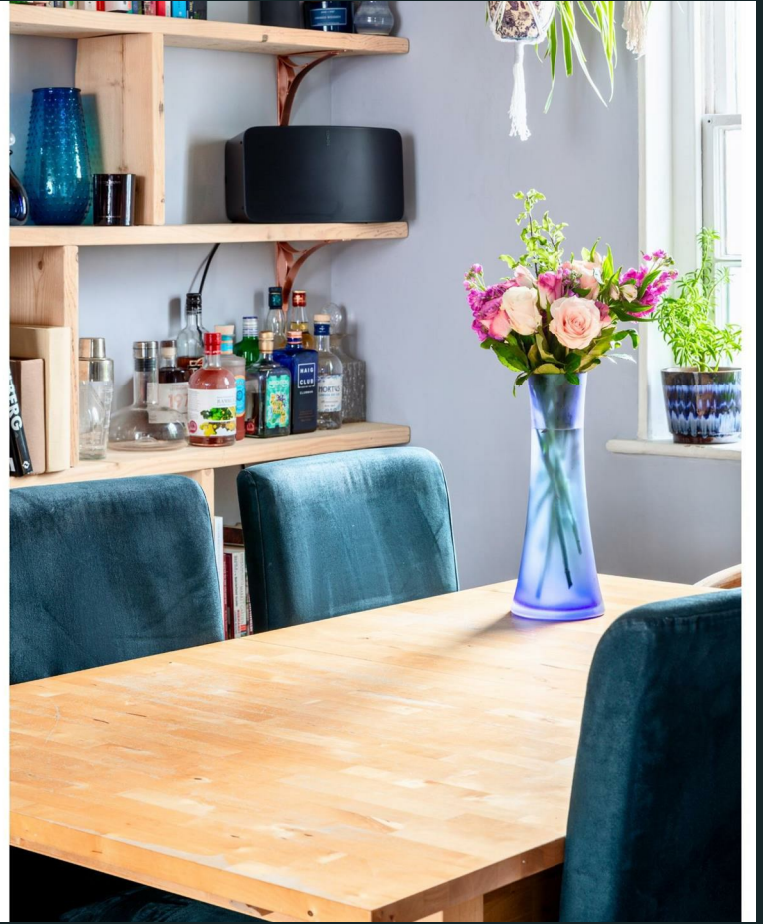
Located a short six-minute walk from Brighton mainline station, this property is well-situated for London commuters or those who like to get out of the city on occasion. London Bridge can be reached directly in just under an hour and ten minutes and Gatwick Airport in half an hour. For those with a car, there is on-street permit holder parking.

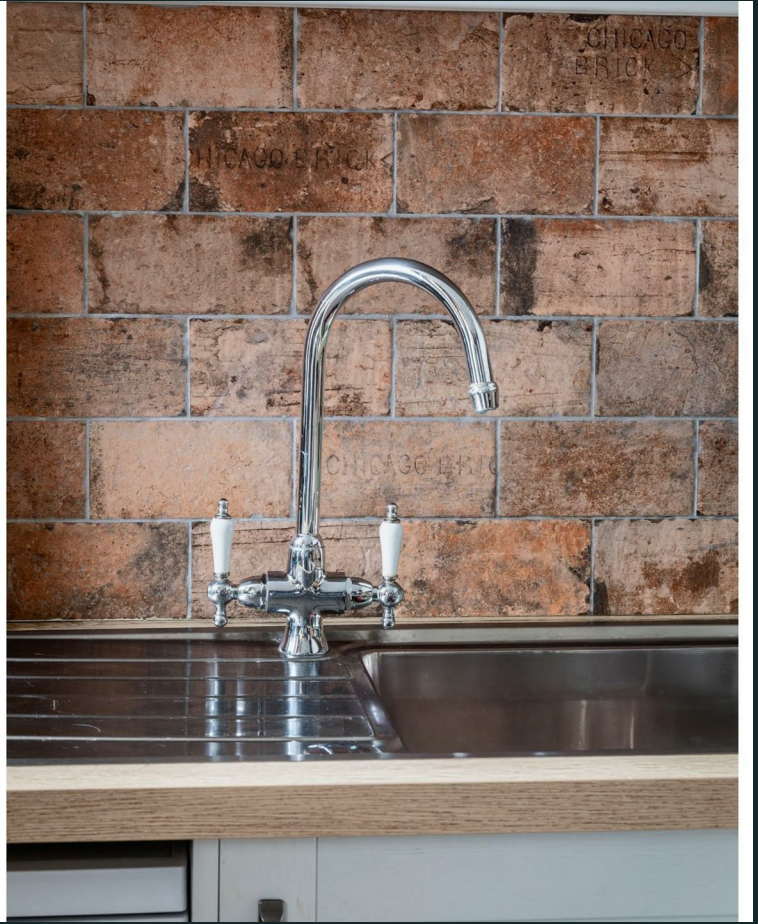
Property disclaimer

All property details have been provided by the owners. While Number Twenty Four strives for accuracy, we cannot guarantee the completeness or correctness of this information. Buyers are advised to conduct their own due diligence before proceeding with a purchase.

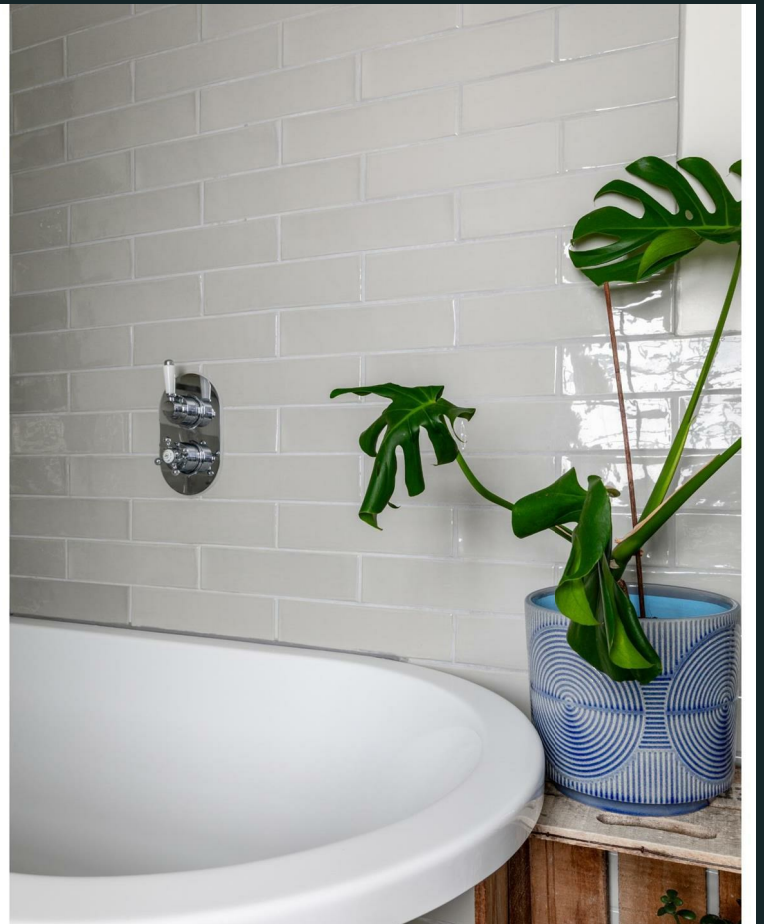










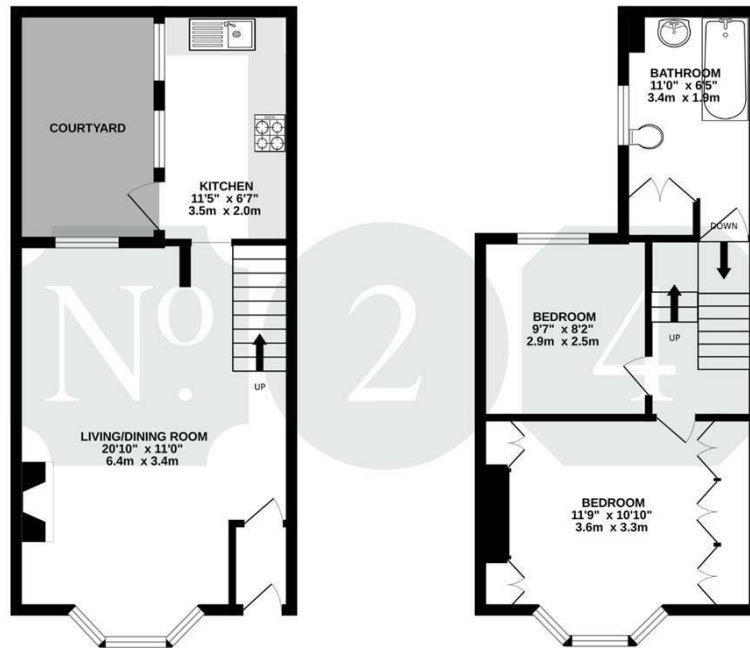






GROUND FLOOR

FIRST FLOOR



TOTAL FLOOR AREA : 700sq ft. (65.0 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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