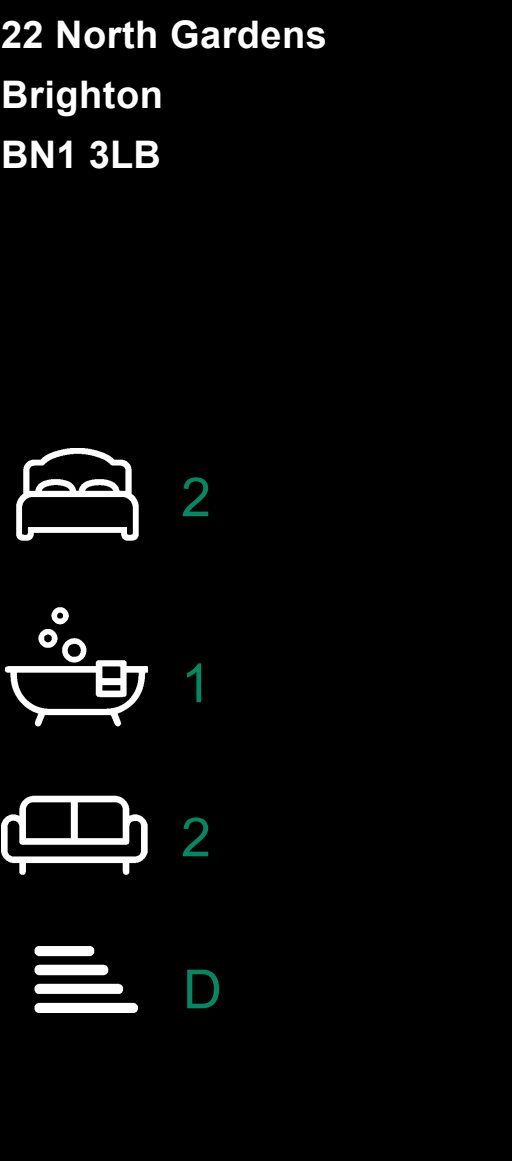




**2 Bed
House
located in**

 **MyHausProperty**
Sales & Lettings

22 North Gardens
Brighton
BN1 3LB



Price Guide £600,000

Located in the heart of central Brighton just behind Queens Road, moments from Brighton Station and the vibrant North Laine, this beautiful bow fronted Period townhouse offers the perfect balance of period charm and city centre life — with the rare advantage of off-street parking for two cars in one of the city's most sought-after central locations.

Set back on a quiet one way street within the exclusive West Hill Conservation area, the property has been recently updated, including new flooring throughout, a stylish Howdens kitchen, and fresh décor, while retaining original features such as a bow window and Victorian fireplaces.

The ground floor offers flexible living space. A bright, east/west-facing double reception room runs the full depth of the house, with light pouring in through the front bay window and rear doors. A charming fireplace alcove provides a natural focal point for the living area. Towards the rear, a separate dining room or study opens directly onto the courtyard patio, making it a great space for entertaining or working from home.

The kitchen has been smartly refitted with sleek cabinetry, a gas hob. It's layout makes excellent use of space, with easy access to the rear patio for outdoor dining.

Upstairs, the main bedroom is positioned to the front of the house

Further features include:

UPVC double glazing

Useful storage cupboard on the landing

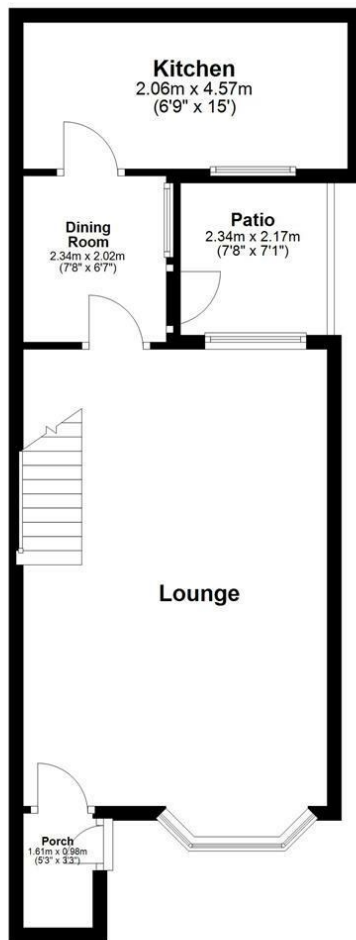
Parking Zone Y

With its characterful interiors, flexible living space, and exceptionally rare off-street parking in the heart of Brighton, this property offers something truly special. Whether you're looking for a central home with unbeatable access to the station, a city base with parking for weekend escapes, or a smart investment in one of Brighton's most vibrant neighbourhoods — opportunities like this are few and far between. Early viewing is highly recommended.



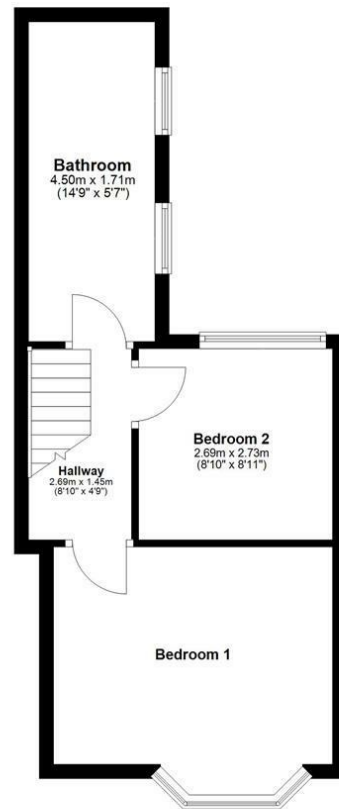
Ground Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.1 sq. feet)



Total area: approx. 76.0 sq. metres (818.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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DIRECTIONS

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