



# 109 Upper North Street

Brighton, BN1 3FJ

Asking price £165,000

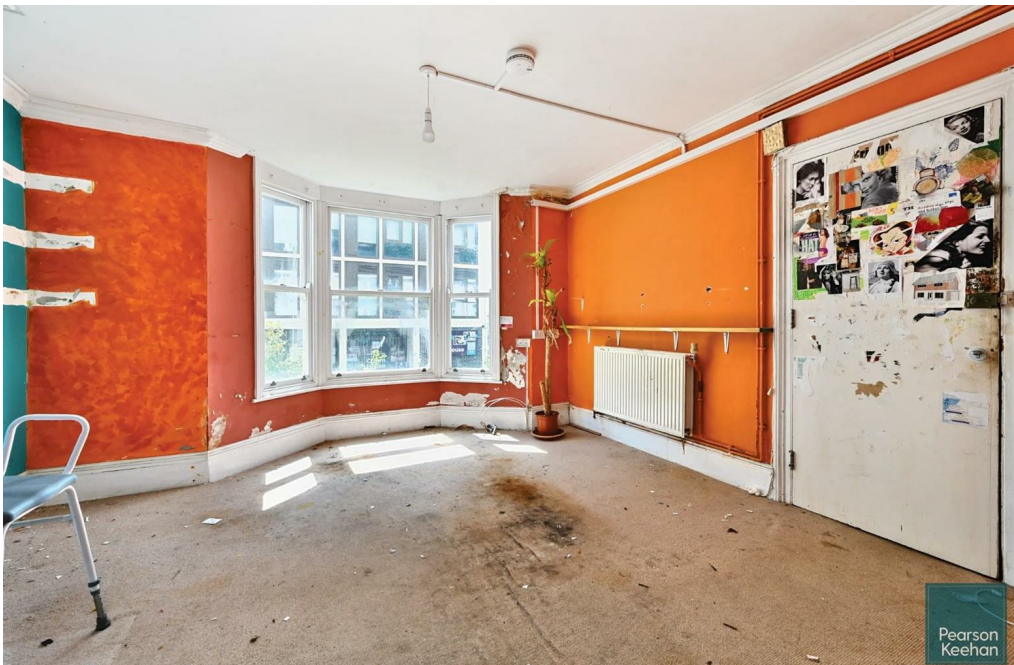
This ground floor, studio flat presents a unique opportunity for buyers seeking a full renovation project in the heart of Brighton, close to numerous amenities and excellent transport links.

Set within a period property, this spacious studio offers plenty of potential for transformation. The accommodation currently comprises a generously sized living and sleeping area with large bay windows providing excellent natural light, a separate kitchen, and a bathroom requiring complete modernisation. The property enjoys access to a private outdoor terrace.

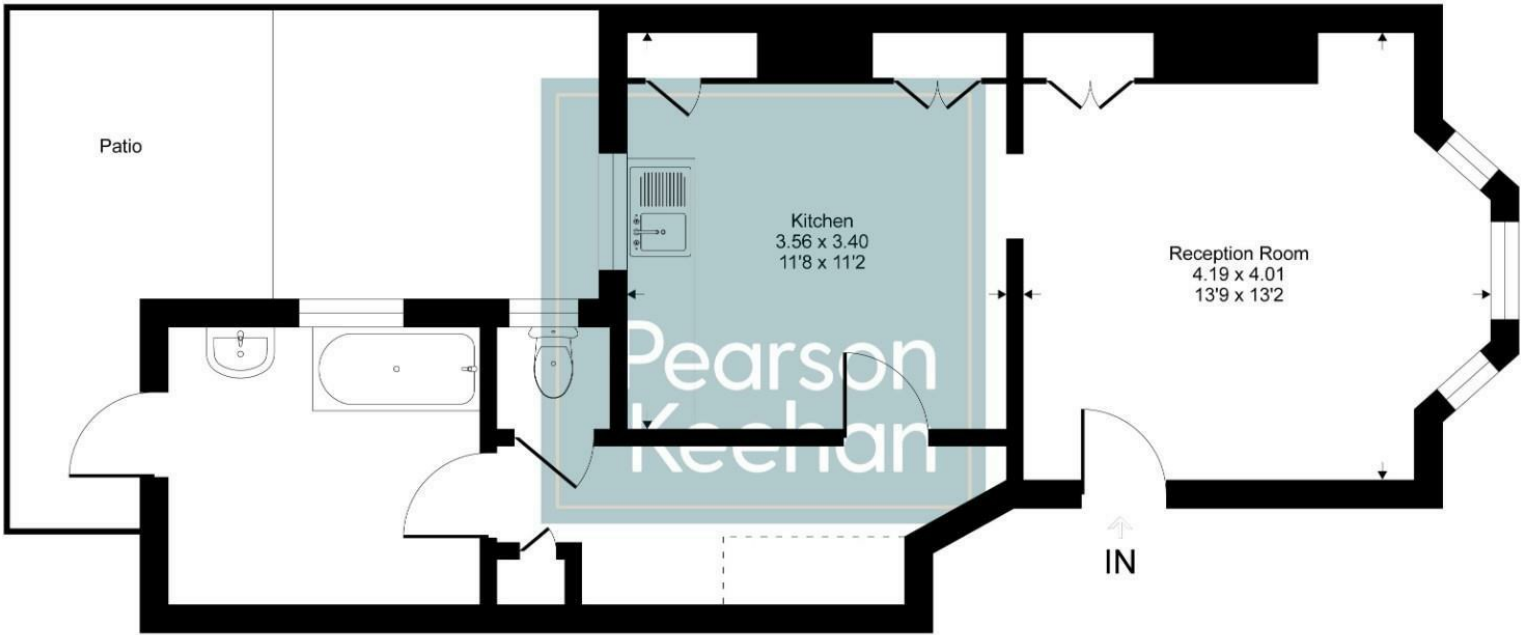
The flat benefits from high ceilings, characterful proportions. While the property requires comprehensive refurbishment throughout, it offers a blank canvas for those looking to create a bespoke living space.

Located on Upper North Street, the flat is ideally positioned for easy access to Brighton Railway Station and the city centre. Brighton beach is just a short distance away and the city centre's vibrant mix of shops, cafes, and restaurants can be found on nearby Western Road.

Share Of Freehold  
Years Remaining: 90yrs (Possibility of extending as part of the sale)  
Service Charge: £1,314.02p.a. plus £333.32 p.a. reserve charge.



Upper North Street, BN1  
Approximate Gross Internal Area = 42.9 sq m / 462 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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	
72	78
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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