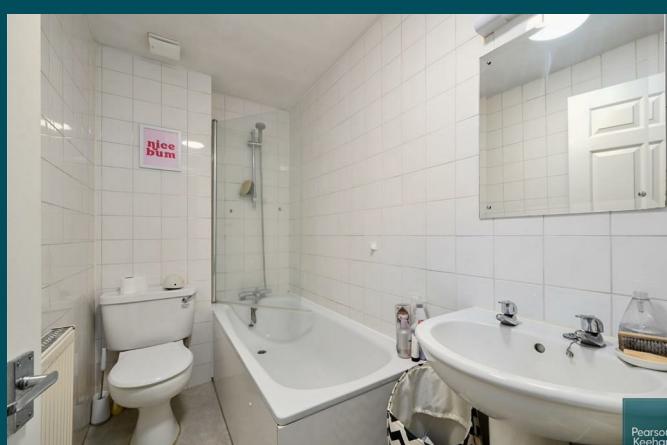
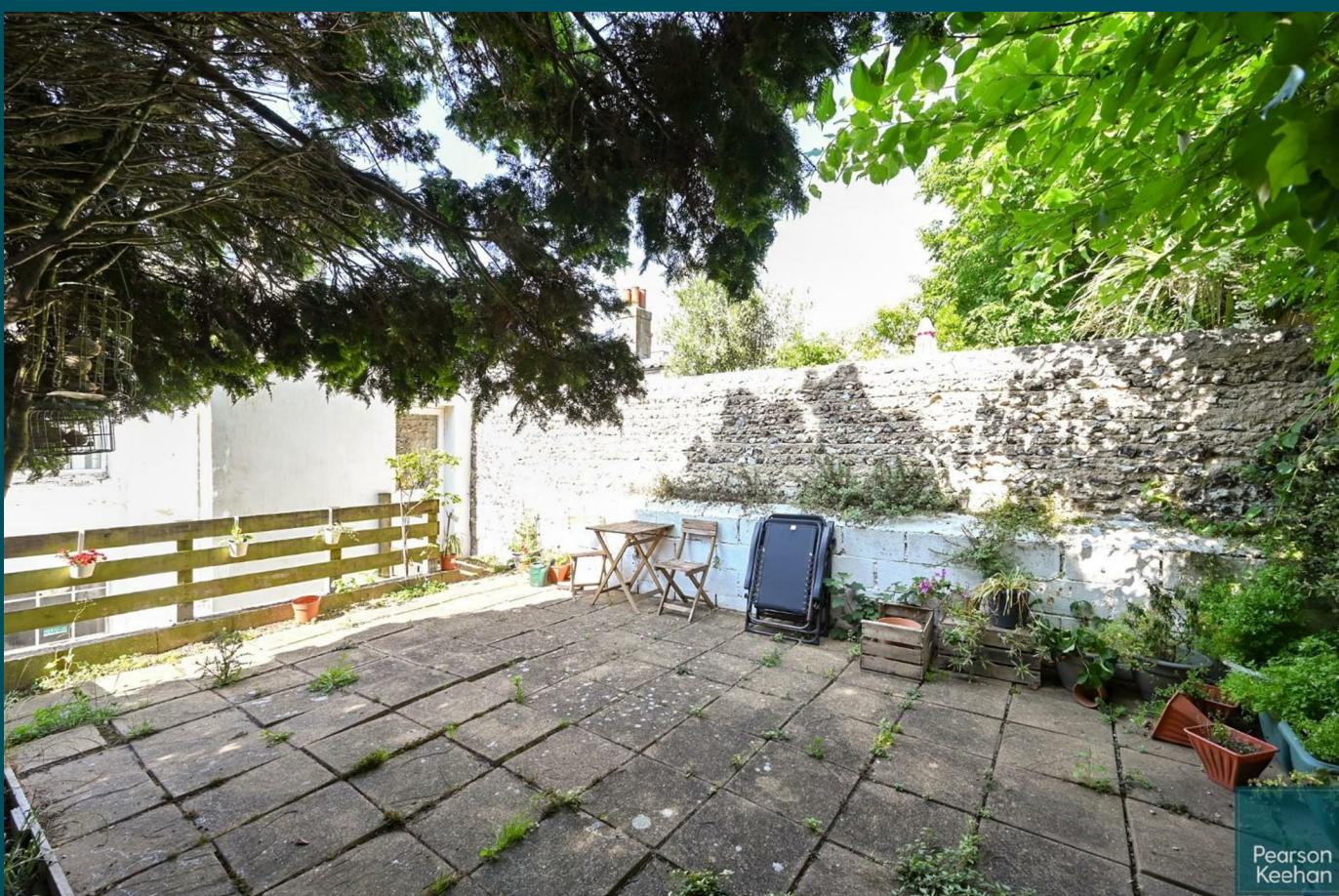




109 Upper North Street

Brighton, BN1 3FJ



# 109 Upper North Street

Brighton, BN1 3FJ

**Guide price £325,000 - £335,000**

Guide Price: £325,000 - £335,000

This beautifully presented two-bedroom first-floor apartment offers an exceptional combination of character, comfort, and practicality, ideally located just moments from Brighton Railway Station and the vibrant city centre.

The property benefits from a spacious living room filled with natural light, thanks to striking bay windows that create a bright and inviting atmosphere—perfect for relaxing or entertaining. The separate, fully fitted kitchen provides generous storage and worktop space, ideal for those who enjoy cooking in a dedicated setting. Both bedrooms are generously proportioned, offering peaceful and comfortable retreats and the bathroom completes the accommodation.

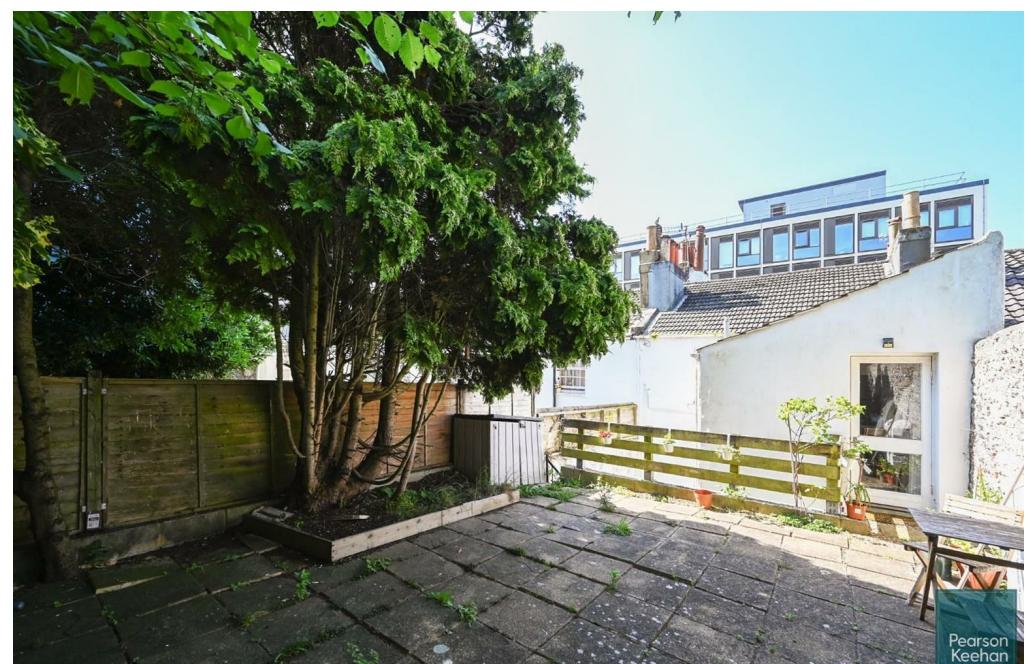
To the rear of the property, a sunny private patio, accessed directly from one of the bedrooms, offers a tranquil outdoor space, perfect for unwinding or enjoying a morning coffee.

Set on the sought-after Upper North Street, this superb location puts you within easy reach of Brighton Railway Station and the city centre. Brighton seafront is just a short distance away and numerous amenities of Western Road can be found nearby, where popular cafes, coffee shops and restaurants are in abundance.

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.



Pearson Keehan



Pearson Keehan

## Upper North Street, BN1

Approximate Gross Internal Area = 48.4 sq m / 521 sq ft



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.

Copyright Casaphoto Ltd. 2025 - Produced for Pearson Keehan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		78
(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	

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	

Pearson Keehan