



hamlyn
smith.

Cheltenham Place, Brighton, BN1 4AB

£525,000 - £550,000

hamlyn smith.

 2 Bedrooms

 1 Reception

 1 Bathroom

Guide Price £525,000 - £550,000
Welcome to Jonquil Cottage in Brighton's North Laine. This gorgeous two bedroom property, built in 1850, has retained its period charm while now being a stylish contemporary home. Tucked away on a quiet road with a good size courtyard garden, but also in the heart of the city and moments away from entertainment and amenities.

- Superbly Presented Cottage
- Open Plan Living/Dining Room
- Two Bedrooms
- Delightful West Facing Patio Garden
- Fantastic Holiday Let



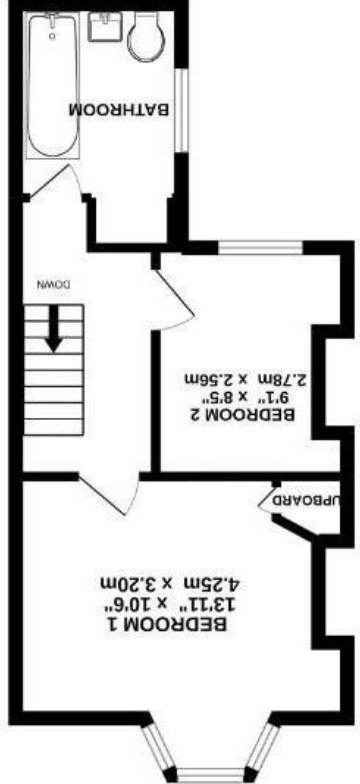
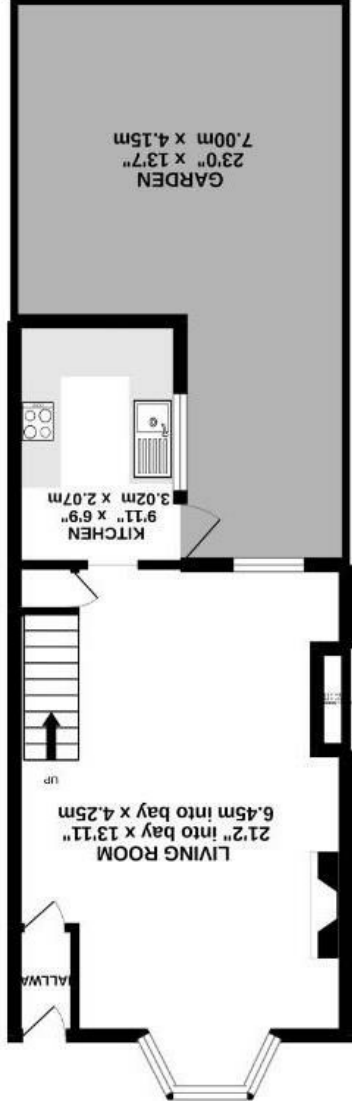


Property Description

Hamlyn Smith is thrilled to bring to the market this delightful two bedroom Victorian cottage, nestled in a quiet one-way street in the North Laine conservation area. This characterful home has been lovingly restored by the current owner. In the reception room, which has wooden painted floorboards, the reclaimed Victorian fireplace has been given a contemporary burst of colour with a yellow surround. The original sash windows have been dressed with bespoke shutters, and vintage-style radiators installed. There are Farrow & Ball colours throughout the house, in perfect keeping with both the age of the property and its contemporary styling. In the kitchen, there are charming shaker-style cupboards with a vintage enamel sink and oak work surfaces, and the kitchen opens onto an L shaped courtyard garden which is 7 meters in length and has a westerly aspect, benefitting from the afternoon sun. Upstairs has been recently carpeted, there are two double bedrooms and a bathroom with a gorgeous Burlington Victorian style bathroom suite. The rear bedroom overlooks the garden, while the master bedroom at the front runs the full width of the property and has a built-in cupboard, and shutters on the sash window bay. The house also benefits from a new boiler that still has eight years to run on the guarantee.

Location

Although this is a quiet road, it is a stone's throw from three of Brighton's most popular pubs, the Basketmakers Arms, The Fountain Head, and The Eagle, and you will be living right in the bohemian heart of the city, moments away from shops, restaurants, pubs, and cafes. Brighton Museum and Art gallery is on your doorstep and you will of course be less than 15 minutes stroll from the seafrost.



Jonquil Cottage

TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx

While 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 is to their operability or efficiency can be given.

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