



Gardner House, BN1
£475,000



Infinity Foods SHOP & BAKERY

ASTON
VAUGHAN

Sales and Lettings

INTRODUCING

Gardner House, BN1

2 Bedroom | 1 Bathroom | 884 sq ft |

Every amenity on your door step |

Set in the cultural heart of Brighton, just a few minutes from Brighton Station within the fashionable North Laine District, this beautifully presented two-bedroom apartment is a gem in the city. It is formed within the second floor of a Victorian building above one of Brighton's longest standing establishments, Infinity Foods who have been a staple in the North Laine for over 50-years. Externally, the building has been well maintained, celebrating its character and period features, while internally, the current owner of this flat has renovated the space to create a stylish home where form and function have been considered at every turn.

As you approach the main door, the scent of baking may well tempt you first into the shop to grab a fresh loaf for lunch. Stairs rise to the second-floor landing where the door to this flat opens to a wide and welcoming, L-shaped corridor with wood flooring and tall walls awaiting to be adorned with art. It is clearly a stunning home which has been renovated by those with a refined eye for colour and current interior trends. The eye is immediately drawn to the dual aspect living room which is light and airy and sits on the corner of the building with views from the double-glazed newly

renovated wooden sash windows along Gardener Street, North Road and towards Kensington Gardens. Bold colours can be found on feature walls throughout the property, with matt black in here which highlights the Victorian fireplace and mantel. Bookshelves are built-in to alcoves and there is ample space for comfortable furnishings and a dining table and chairs in the bay.

Nearby, the kitchen has been modernised using block colour to complement the warm wood door fronts and worksurfaces. It has been well designed for the space to include an integrated oven and hob, leaving space and plumbing for other appliances.

Spacious and light with view across the local landscape to the east, the principal bedroom is another light and airy room with period features, new wood floors and built-in traditional style storage. Bedroom two is smaller but would accommodate a small double bed and wardrobes. Both rooms have easy access to the bathroom which has a contemporary monochrome scheme with matt black fittings, an industrial style shower screen and a rainfall shower over the bath.





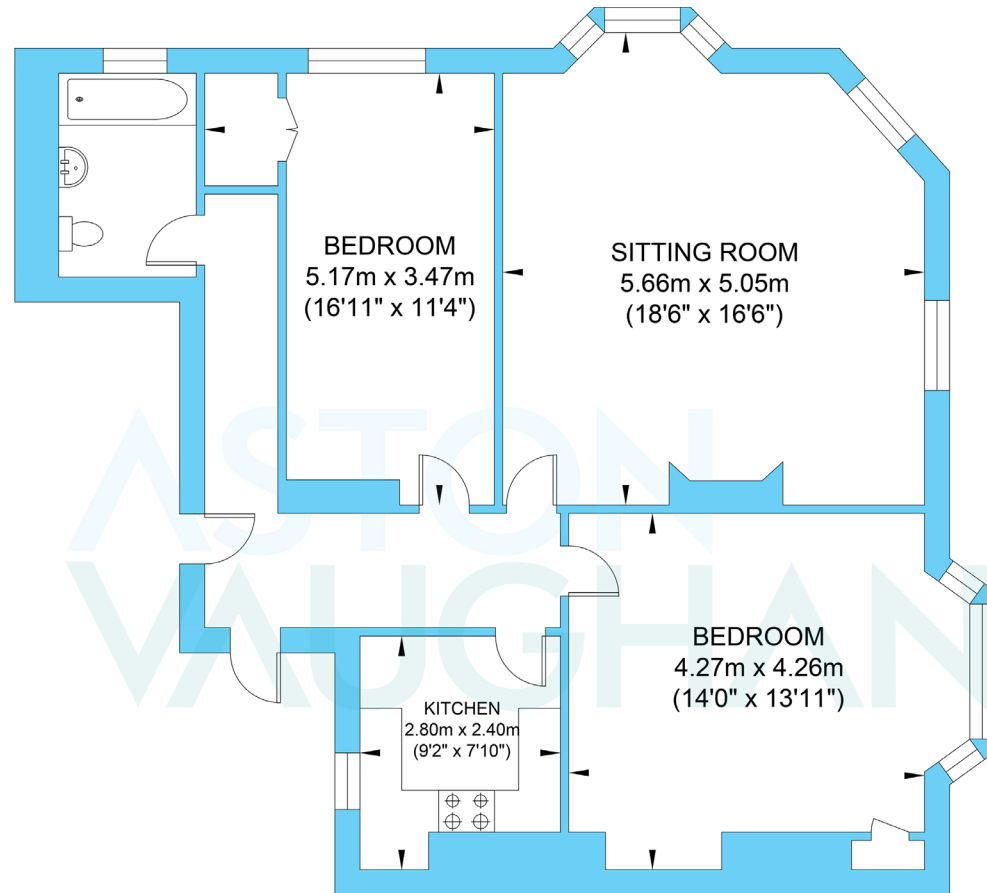
OWNER'S THOUGHTS

"When we imagined living in Brighton, we imagined living in a street adorned with decor and colour, with bunting flying overhead, where we knew all the local shop vendors, barristers and cafe owners. This is exactly what you get at this property in the North Laines. There's a great sense of community here within the city. The neighbourhood is vibrant and alive, perfectly balanced with the spaciousness of the flat. It's perfectly positioned with quick access to the beach, to parks and to grab great coffee or food out. We've loved our time here and know you will too."

Good to Know:

With the completion of the London to Brighton train line in 1841, Brighton continued to expand at an exceptional rate and many of the houses in the area were built at this time. The mid 19th Century was an exciting time to live in Brighton with the fashionable and wealthy taking up residence here in great numbers. Not much has changed in the following 200-years, as this area holds the same attraction for many today.

Ideal for commuters and busy city lovers, this superior home is in a popular, historical location on a bustling shopping street within the famously chic North Laine, so you can enjoy the innumerable boutiques, restaurants, clubs, cinemas and theatres on foot. It's also conveniently located for the Pavilion Gardens which provide cool green spaces to relax during summer, and host numerous arts events all year round. For those who love the outdoors, the beach, surrounding downland and cosmopolitan Marina- with waterfront restaurants- are easy to reach, and for commuters, the station serving Gatwick (23 minutes) and London (55) is around the corner, and there's quick access to the A23/A27



Second Floor
Approximate Floor Area
884.14 sq ft
(82.14 sq m)