

Paul Bott & Co



- Large Top Floor Maisonette
- Four Well Proportioned Bedrooms
- Fantastic Location
- Seconds From Kemp Town Village

8 College Road, Brighton, BN2 1JA

Introducing a lovely four-bedroom, top floor Maisonette in the Heart of Kemp Town Village. Located nearby to the prestigious Brighton College, and set over three floors, this property offers space throughout with a fabulous location to boot. Offering four well-proportioned bedrooms, a large, bright lounge, a separate kitchen and two bathrooms, with easy access to local shops, cafe's and the seafront.

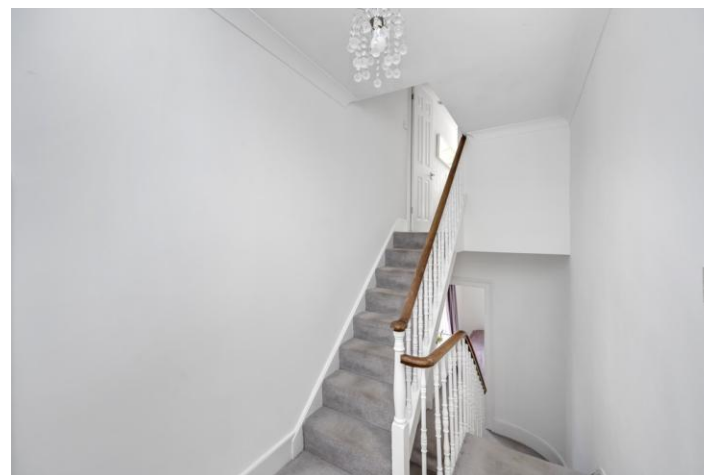
Offers In Excess Of £450,000

Property Description

You enter the apartment through a door to your left coming into the communal hall space. Stairs lead you up to the first floor landing leading you to a large family bathroom with bathtub and overhead shower, glass screen, W/C and wash basin. The hall leads round to a spacious kitchen, with a good finish and excellent storage throughout.

Being a corner plot property, the lounge space is awash with light coming from the north and west facing windows, including a lovely bay to the front of the room. On the second floor, three beautiful, bright double bedrooms, two to the rear and the larger master bedroom located to the front. The master bedroom is a fantastic size, with a large bay window to the front allowing beautiful light in and coming complete with its own private en-suite, which has been finished to a very good standard, with modern fittings offering a walk in shower, with glass screen, as well as white units, drawer space, wash basin and W/C. Finally, stairs lead up to a further double bedroom.

Located in a fantastic part of Kemp Town Village, the property is being sold chain free and does currently hold an HMO License. With excellent transport links, a short walk to the beautiful Kemp Town seafront and the village shops on your doorstep, this is absolutely a property that must be seen.





College Road



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Approximate Gross Internal Area = 102.02 sq m / 1098.13 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

29 Upper St James Street,
 Brighton, East Sussex, BN2 1JN

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements