

Paul Bott & Co



- Large Two Bedroom Home
- Period Features
- Fabulous Village Location
- Short Walk To Kemptown Shops

31 Great College Street, Brighton, BN2 1HJ

Guide Price £550,000

Guide Price £550,000 - £575,000 Located in the heart of Kemptown Village, this gorgeous, two-bedroom period property is perfect for those looking for an excellent family home. With open plan living, two large bedrooms, an immaculate kitchen and a beautiful modern bathroom, all located seconds from the center of the village with it's numerous shops and moments away from the Seafront

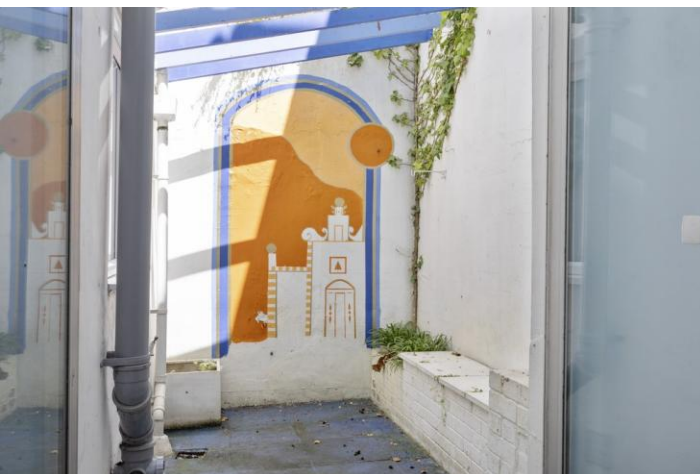


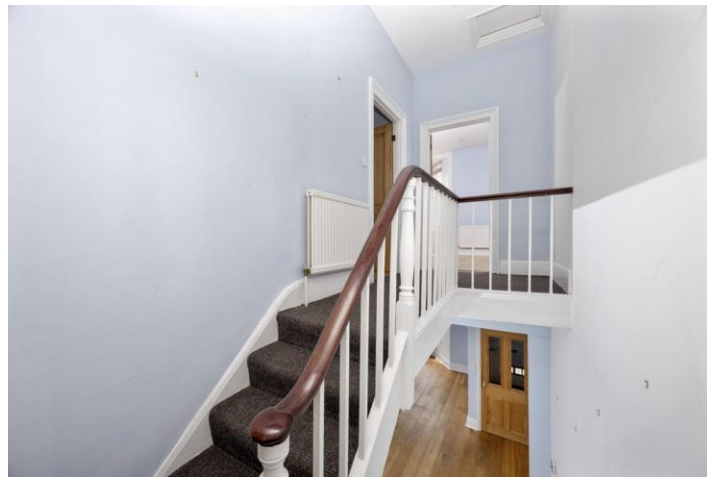
Property Description

Set mid terrace of this sought after road, you enter the front door into a short hallway space. Downstairs, the property has been opened out to offer a large, bright open plan living space, which to the front benefits from a beautiful bay with sash window which allows for all day sunlight, two ornate fireplaces feature to the center and to the rear, access to the private patio space. To the rear of the property, the kitchen has been recently updated and modernized to a fantastic standard, with dark blue cabinets, space for utility items, electric fan oven, gas hob and a beautiful drop sink.

Upstairs, the house is split between a beautiful, large bathroom, recently updated and a complete showstopper. Featuring a freestanding bathtub, separate, high-quality walk-in shower, wash basin with storage, tow wall mounted heated towel rails, W/C and a high-quality, double-glazed sash window. The bedrooms are bright and well proportioned, the smaller of the two is still a great double, with views out of the back of the property. The Master, located to the front of the property, is an excellent size and features a south facing bay with a sash window and incredible sunlight which floods the room all day.

The property is in an ideal location, close to the hospital and Brighton College, seconds from the shops, cafes and pubs of Kemptown Village and the Seafront is a short walk, with the Marina nearby too. Eastern Road is a stone's throw away, with its fantastic bus link to and away from the city center, linking you directly to Brighton Mainline Train Station.





Great College Street



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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