

32 Eaton Place
Brighton, BN2 1EG

Guide price £950,000

Guide Price £950,000 to £1,000,000.....Elegant Victorian Home in Prime Brighton
Location – Over 2,100 Sq Ft of Timeless Charm & Modern Comfort



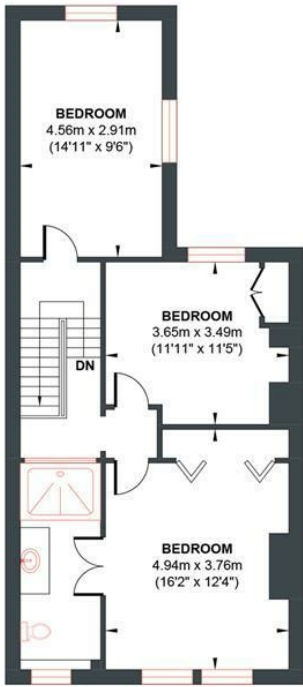
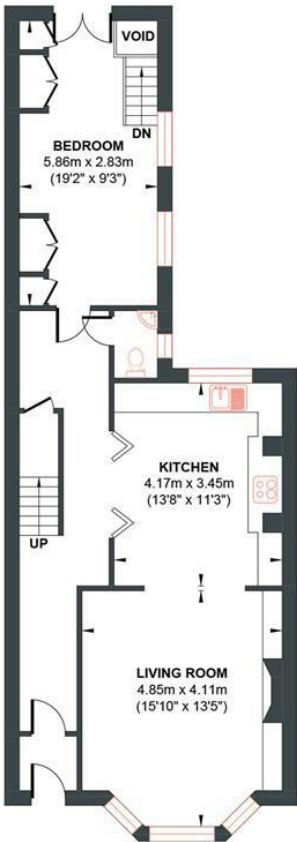
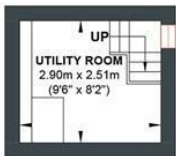
- Stunning Four/Five Bedroom Family Home
- Close to Hospital, Brighton College & Seafront
- Wonderful High Ceilings & A Wealth of Period Features
- En-Suite To Principle Bedroom
- Separate Utility room
- Over 2,100 Sq Ft of Luxury Living Space
- Mark Wilkinson Designer Kitchen
- High Spec Family Bathroom
- Sunny Paved Rear Garden
- Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



EATON PLACE

Approx. Gross Internal Floor Area = 197.25 sq m / 2123.17 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



LOWER GROUND FLOOR
Approximate Floor Area
78.36 sq ft
(7.28 sq m)

GROUND FLOOR
Approximate Floor Area
731.19 sq ft
(67.93 sq m)

FIRST FLOOR
Approximate Floor Area
660.90 sq ft
(61.40 sq m)

SECOND FLOOR
Approximate Floor Area
652.72 sq ft
(60.64 sq m)



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All measurements are approximate

