

# Newark Place

## Brighton

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## About the property

A charming, two bedroom, terraced house located in the desirable Hanover district offering an exciting opportunity for creating a beautiful family home.

The ground floor offers a comfortable living room with an attractive fireplace. The large kitchen, found to the rear, overlooks the garden with ample space for creating the ideal homely kitchen. A door adjacent to the kitchen leads out to the garden area.

Upstairs, the main bedroom found to the front is a good size with cupboard storage and a large window with open views across the city. The well proportioned bathroom and second bedroom are found to the rear.

Potential for creating additional space by extending into the loft, subject to necessary permissions.

Located in an ever popular vibrant and friendly community, affording the best of Hanover's amenities and the convenience of city living. The green spaces of Queens Park and The Level are all close by, central Brighton and The North Lanes a short walk away with Brighton station and the seafront all within easy reach.

## Newark Place Brighton



2

BEDROOM

1

RECEPTION

1

BATHROOM











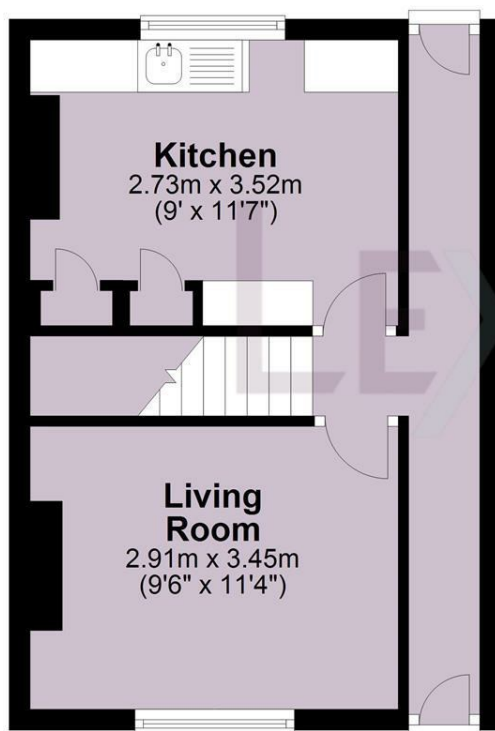




SCAN HERE TO OFFER ON THIS PROPERTY

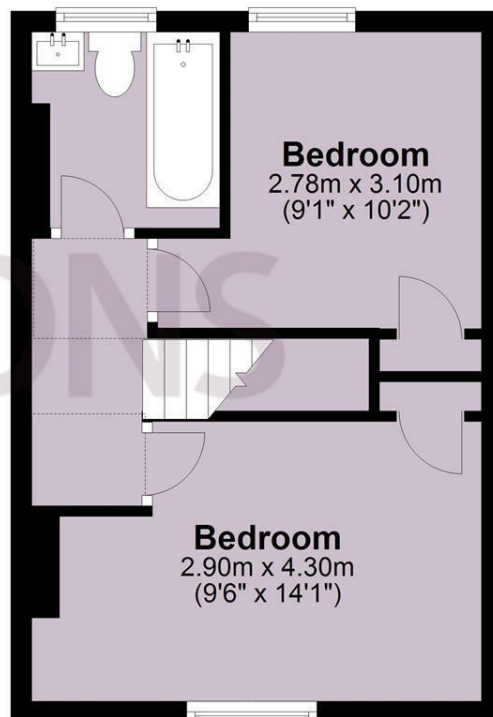
### Ground Floor

Approx. 27.5 sq. metres (296.2 sq. feet)



### First Floor

Approx. 27.5 sq. metres (296.2 sq. feet)



Total area: approx. 55.0 sq. metres (592.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	