

# Evelyn Terrace

## Brighton



## About the property

Immaculately presented, this spacious one-bedroom apartment offers stunning, far-reaching sea views.

The south-facing orientation ensures the space is filled with light and warmth throughout the day.

The large, open-plan living area is bright and airy, with dual aspect windows that allow for an abundance of natural light while incorporating a comfortable dining area. The modern kitchen is thoughtfully designed and seamlessly integrated into the living space, providing both functionality and style.

The generously sized bedroom captures the serene sea views and includes a large storage cupboard for added convenience. The good-sized bathroom is contemporary and also benefits from views out to sea, adding a unique touch of tranquility.

Situated on an attractive tree-lined avenue, the apartment is ideally located for the amenities of Kemptown, with the popular Queens Park just a short distance away.

## Evelyn Terrace Brighton



1

BEDROOM

1

RECEPTION

1

BATHROOM





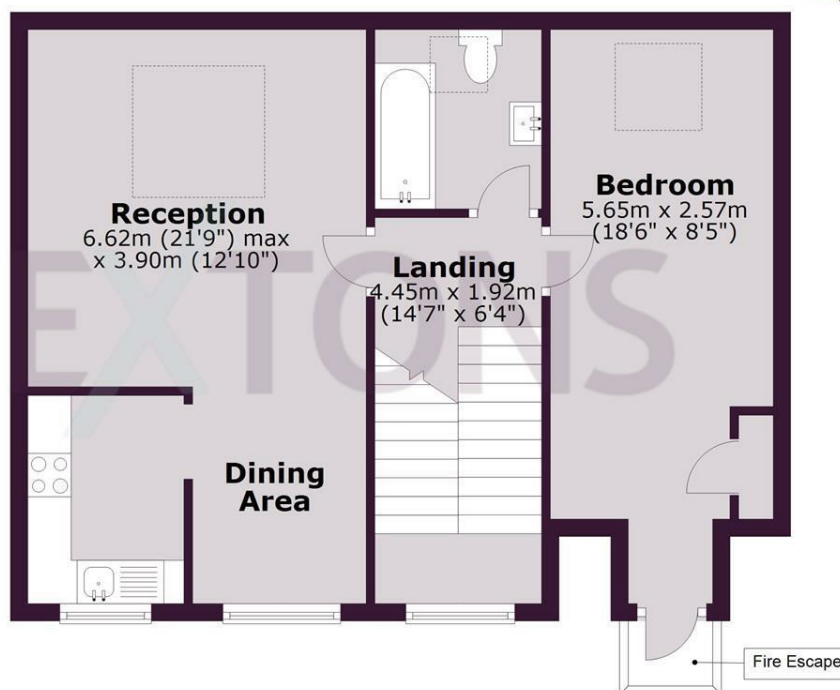


SCAN HERE TO OFFER ON THIS PROPERTY



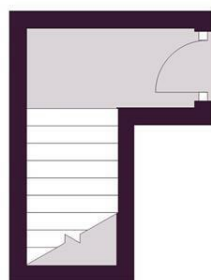
## Second Floor

Approx. 55.3 sq. metres (594.7 sq. feet)



## First Floor

Approx. 3.7 sq. metres (39.4 sq. feet)



Total area: approx. 58.9 sq. metres (634.1 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Created by Lextons. All rights reserved.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**LEXTONS**

Call our sales team to arrange  
a viewing appointment:

**01273 56 77 66**

174 Church Road, Hove, BN3 2DJ  
hovesales@lextons.co.uk | www.lextons.co.uk