

House - Terraced (EPC Rating:)

32 LINCOLN STREET, BRIGHTON, BN2 9UH

Per Month

£2,774 Per

**ASTON
VAUGHAN**
Sales and Lettings



4 Bedroom House - Terraced located in Brighton

*** IDEAL STUDENT LOCATION // AVAILABLE SEPTEMBER 2025 // SEPARATE STUDY ROOM ***

The house features four spacious double bedrooms PLUS a separate study room, providing ample room for relaxation and study. Each bedroom is designed to maximise natural light, creating a warm and inviting atmosphere. The separate study room is particularly advantageous for students or professionals who require a dedicated workspace, ensuring productivity in a peaceful environment.

Step outside to discover a delightful patio garden, an excellent space for outdoor gatherings or simply unwinding after a long day. This provides a tranquil retreat amidst the bustling surroundings.

Location is key, and this property is ideally situated between the University campuses & the City Centre, making it a prime choice for students. With local amenities, shops, and transport links just a stone's throw away, everything you need is within easy reach.

In summary, this terraced house on Lincoln Street presents a fantastic opportunity for those looking to embrace the lively Brighton lifestyle while enjoying the comforts of a well-appointed home. Don't miss the chance to make this property your own.


Available September 2025, furnished

EPC Rating: C
Council Tax Band: C (Students exempt)



Council Tax Band

Energy Performance Graph

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.