



Maisonette (EPC Rating: )

## UPPER MAISONETTE, 3 SUDELEY TERRACE, BRIGHTON, BN2 1HD

# £1,750

**ASTON  
VAUGHAN**  
Sales and Lettings



# 2 Bedroom Maisonette located in Brighton

Aston Vaughan are proud to offer this charming two-bedroom maisonette on Sudeley Terrace. This property offers a delightful blend of comfort and style. The property features a spacious open-plan kitchen and living area, perfect for both relaxation and entertaining.

With two generously sized double bedrooms, this maisonette is ideal for professionals, couples, or small families seeking a convenient and stylish home. The well-appointed modern bathroom adds to the practicality of the space, ensuring that all your needs are met.

The superb location of this property is a significant advantage, as it is situated close to Brighton College and the local hospital, making it an excellent choice for those who value accessibility to essential amenities. Kemptown is known for its lively atmosphere, with a variety of shops, cafes, and restaurants just a short stroll away, providing a vibrant community feel.

This maisonette is not just a place to live; it is a lifestyle choice, offering the perfect balance of modern living in a sought-after area. Whether you are looking to rent your first home or seeking a new place to settle down, this property is sure to impress. Don't miss the opportunity to make this lovely maisonette your new home in Brighton.

## Property description

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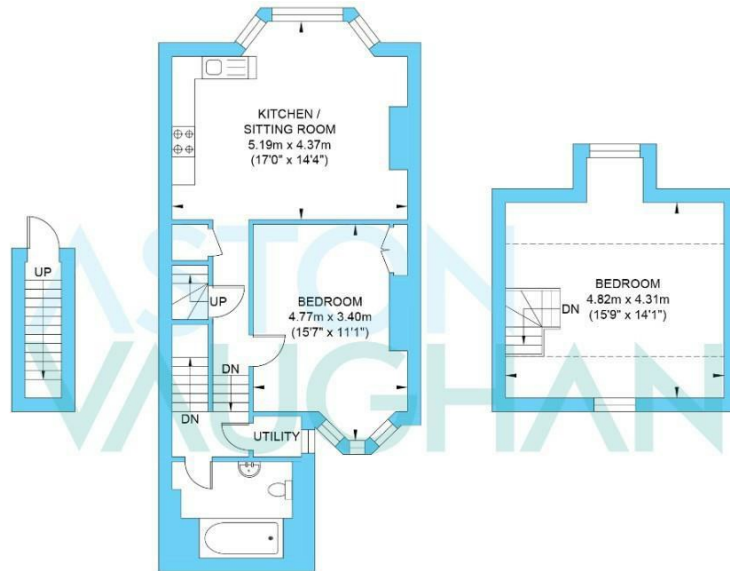
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## Sudeley Terrace



Ground Floor  
Approximate Floor Area  
25.83 sq ft  
(2.40 sq m)

First Floor  
Approximate Floor Area  
563.27 sq ft  
(52.33 sq m)

Second Floor  
Approximate Floor Area  
236.91 sq ft  
(22.01 sq m)

Approximate Gross Internal Area = 76.74 sq m / 826.01 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Call us on

**01273 253000**

Energy Performance Graph

[info@astonvaughan.co.uk](mailto:info@astonvaughan.co.uk)

[www.astonvaughan.co.uk](http://www.astonvaughan.co.uk)

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</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<br>2002/91/EC |           |

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.