

Price £640,000 Freehold

Egremont Place, Brighton

- FOUR DOUBLE BEDROOM
 END OF TERRACE
- IDEAL KEMPTOWN
 LOCATION
- OPEN PLAN KITCHEN/DINING

OUTSTANDING DECORATIVE

ORDER THROUGHOUT

• WEST FACING REAR GARDEN • 1370 SQFT

Robert Luff & Co are delighted to offer to market this outstanding four bedroom, end of terrace house located in Egremont Place in the heart of Kemptown. Kemp Town Village is famed for its boutique shops, artisan food shops and eateries. Within close proximity you will find Brighton seafront with its array of activities, bars and restaurants. The comprehensive shopping mall at Churchill Square and surrounding shopping facilities situated within Brighton city centre are easily accessible as is the London to Brighton Road, the A23. Local bus routes can be found on the seafront road offering transport to Brighton centre and areas beyond.

This home benefits from four bedrooms, open plan kitchen/dining area, living room, family bathroom, ground floor WC storage and rear garden.



T: 01273 921133 E: www.robertluff.co.uk



Accommodation

Entrance Hall

Living Room 14'2 x 11'6 (4.32m x 3.51m) Dining Room 14'6 x 12'4 (4.42m x 3.76m) Kitchen 12'3 x 11'2 (3.73m x 3.40m) Ground Floor WC Bedroom One 17'6 x 12 (5.33m x 3.66m) Bedroom Two 15'4 x 13'6 (4.67m x 4.11m) Bedroom Three 12'7 x 11'4 (3.84m x 3.45m) Bedroom Four 12'2 x 10'10 (3.71m x 3.30m) Bathroom AGENTS NOTES FREEHOLD

FREEHOLD EPC: E COUNCIL TAX: C













28 Blatchington Road, Hove, East Sussex, BN3 3YN T: 01273 921133 E: www.robertluff.co.uk







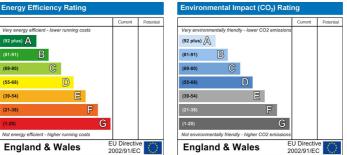






28 Blatchington Road, Hove, East Sussex, BN3 3YN T: 01273 921133 E: www.robertluff.co.uk





The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

28 Blatchington Road, Hove, East Sussex, BN3 3YN T: 01273 921133 E: www.robertluff.co.uk