



## Egremont Place, Brighton

Price  
£640,000  
Freehold

- FOUR DOUBLE BEDROOM
- OUTSTANDING DECORATIVE END OF TERRACE ORDER THROUGHOUT
- IDEAL KEMPTOWN LOCATION
- OPEN PLAN KITCHEN/DINING
- 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.

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## 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

EPC: E

COUNCIL TAX: C









# Floorplan



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.