



## Jersey Street, Brighton



Guide Price  
£585,000  
Freehold

- AN OUTSTANDING FOUR BEDROOM END OF TERRACE FAMILY HOME
- TWO BATHROOMS
- SUN TRAP REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- EXCEPTIONAL VIEWS OVER BRIGHTON
- HIGHLY SOUGHT AFTER HANOVER LOCATION

\*\*\* GUIDE PRICE £585,000 - £600,000 \*\*\*

Robert Luff & Co are delighted to offer to market this outstanding four bedroom end of terrace house in the ever popular Hanover District. Jersey Street is a quiet residential street in the bohemian Hanover district of Brighton & Hove. The area is renowned for its vibrant community with a number of popular cafes, bars and shops in the area. In recent years the location has become sought-after by commuters keen to take advantage of the easy access to Brighton Station, as well as the close proximity to the city centre.

This family home benefits from four double bedrooms, open plan living/dining area, separate living area, bathroom, one en suite, and a private, landscaped garden to the rear. The accommodation spans over four floors and benefits from incredible views across Brighton.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
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## Accommodation

Entrance Hall

Bedroom Four 10'6 x 9'10 (3.20m x 3.00m)

Bathroom

Stairs To Lower Ground Floor

Open Plan Living/Dining Room 20'8 x 13'9  
(6.30m x 4.19m)

Kitchen 9'2 x 6'3 (2.79m x 1.91m)

Landscaped Rear Garden

Stairs To First Floor

Bedroom Two 14'1 x 9'10 (4.29m x 3.00m)

Bedroom Three 11'2 x 8'10 (3.40m x 2.69m)

Stairs To Second Floor

Bedroom One 18 x 10'2 (5.49m x 3.10m)

En-Suite

### AGENTS NOTES

FREEHOLD

EPC: D

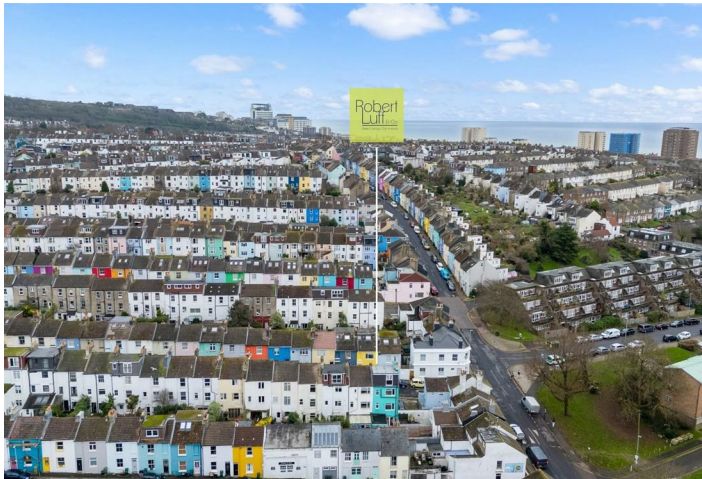
COUNCIL TAX: C

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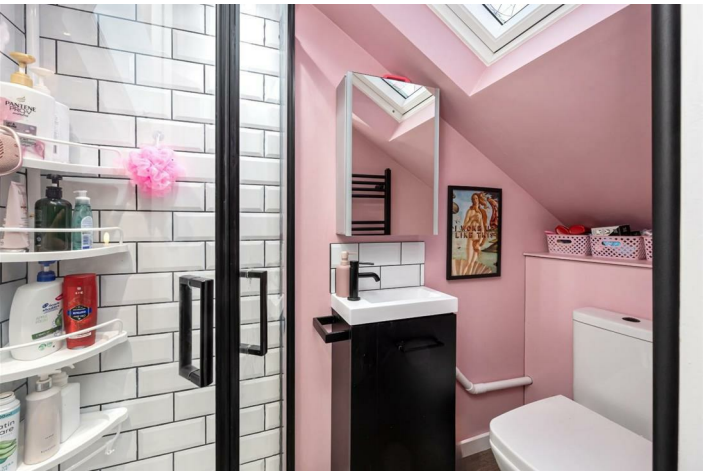
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Jersey Street



Approximate Gross Internal Area = 107.30 sq m / 1154.96 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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.