

Guide Price £600,000 Freehold

- A BEAUTIFULLY PRESENTED

 THREE BEDROOM

 TERRACED HOME
- CLOSE PROXIMITY TO LOCAL AMENITIES AND BRIGHTON STATION
- SEPARATE KITCHEN

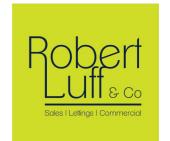
- HIGHLY SOUGHT AFTER LOCATION
- EAST FACING REAR GARDEN

LOG BURNER

*** GUIDE PRICE £600,000 - £625,000 ***

Robert Luff & Co are delighted to bring to market this beautifully presented three double bedroom terraced house ideally situated in Spring Street. Located in the heart of Brighton with Western Road at the bottom of the road with its array of shops, restaurants and bars, and Brighton Seafront with its promenades and beaches. Also within walking distance is Seven Dials, St Ann's Well Gardens, North Laines, Churchill Square Shopping Centre and Brighton station is only 10 minutes walk away.

Accommodation offers; Separate fitted kitchen, through living/dining area, an outstanding family bathroom, three double bedrooms and a East facing rear garden.



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Accommodation

Entrance Hall

Lounge/Diner 20'1 x 14 (6.12m x 4.27m)

Kitchen 9'9 x 6'2 (2.97m x 1.88m)

Bedroom One 14 x 10'10 (4.27m x 3.30m)

Bathroom

Bedroom Two 13 x 10'10 (3.96m x 3.30m)

Bedroom Three 9'2 x 8'10 (2.79m x 2.69m)



















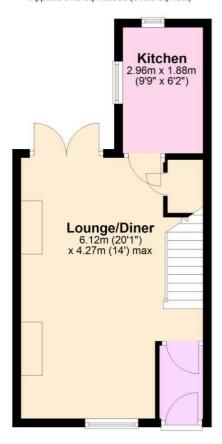






Ground Floor

Approx. 31.9 sq. metres (343.3 sq. feet)



First Floor
Approx. 26.1 sq. metres (281.3 sq. feet)

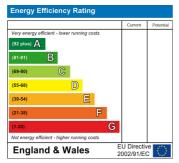


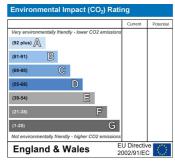
Second Floor

Approx. 26.1 sq. metres (281.3 sq. feet)



Total area: approx. 84.2 sq. metres (905.9 sq. feet)





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.