



**3 Bed  
Apartment  
located in**

59 Egremont Place

Brighton

BN2 0GB



£475,000

Welcome to Egremont Place—where city buzz meets homely charm. This super spacious three-bedroom apartment isn't just gorgeous, it's packed with potential. Whether you're looking for a ready-to-go investment, a stylish city pad, or a long-term family home, this one ticks all the boxes.

Every inch of this apartment has been thoughtfully designed. Each of the three double bedrooms comes with its own en-suite bathroom, giving everyone their own private retreat (no more bathroom battles!). It's currently run as a successful Airbnb, making it a fantastic option for anyone looking to step into the short-let market without lifting a finger.

The large, light-filled reception room is the perfect social hub—plenty of room for cosy nights in, Netflix marathons, or entertaining friends. The modern kitchen is sleek and well-equipped, and there's even a bonus fourth WC for guests.

Step outside and you've got Brighton's best bits right on your doorstep. Kemptown's vibrant café culture, independent shops, and lively pubs are all within walking distance—not to mention the iconic seafront for beachy weekends and sunset strolls.

Why we love it:

Three double bedrooms, all with en-suites







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	47	
(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	

## DIRECTIONS

## CONTACT

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