




Brighton, BN1 8QE

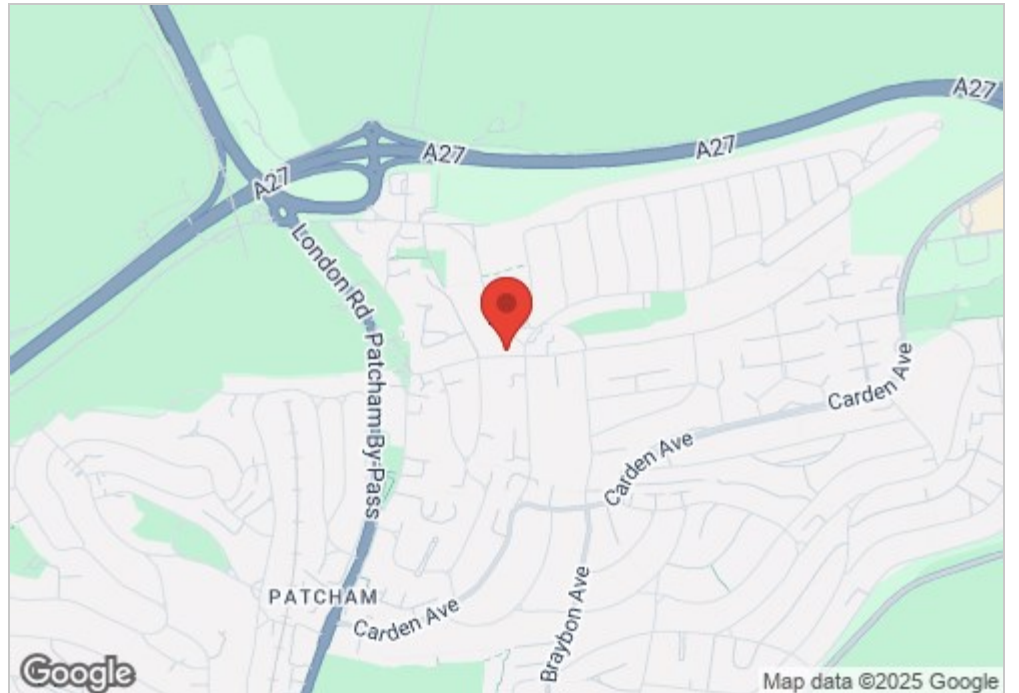
**Guide price £600,000**

## A Stunning 4-Bedroom Semi-Detached Family Home in the Heart of Patcham

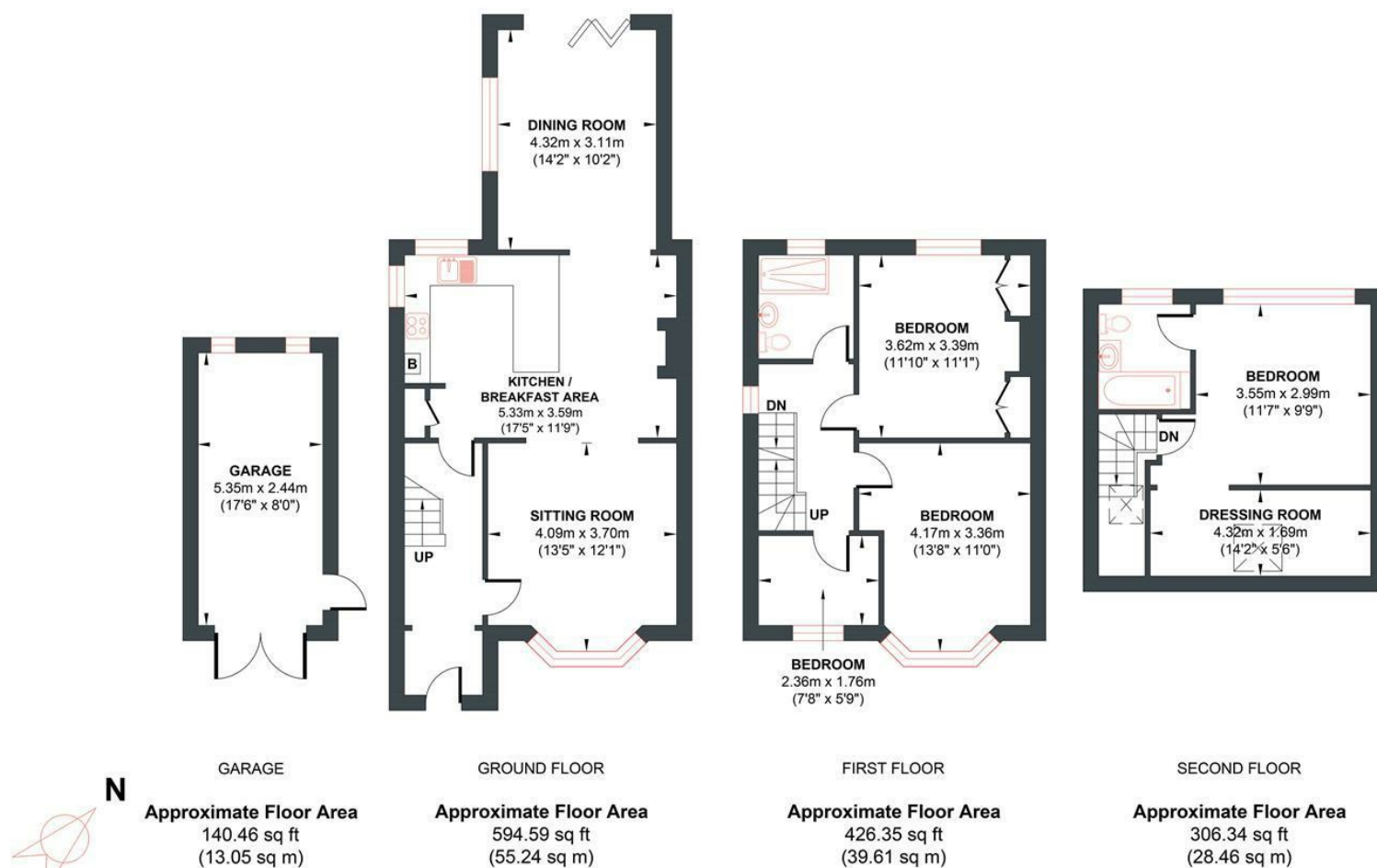


- GUIDE PRICE £600,000 - £650,000
- Two Bathrooms
- Modern Open Plan Kitchen
- Bright & Spacious Living Room
- 4 Bedroom Modern Family Home
- Luxury Family Shower Room
- Landscaped Rear Garden
- Garage
- Off Street Parking
- Chain Free

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>64</p>	<p>78</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	



## LADIES MILE ROAD



Foster & Co and their clients give notice that:

These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate

