



College Terrace, Brighton, BN2 0EE  
**£280,000**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002



# College Terrace, Brighton, BN2 0EE

**£280,000**

A stunning one-bedroom ground floor flat, situated in this highly sought-after location and complete with private rear patio garden. The property is presented in excellent decorative order throughout and has recently undergone a full refurbishment throughout. Early and internal inspection is essential.







## Further Information

Occupying the ground floor of this attractive bay-fronted terraced property, the property offers well-proportioned accommodation throughout. The entrance hall provides generous storage and leads to all rooms, including a bright 17ft south facing living room with high ceilings and a large sash bay window. Additionally, there is a double bedroom overlooking the garden, a beautiful shower room, and a luxury recently fitted kitchen/breakfast room that opens onto the private rear patio garden. The property further benefits from gas-fired central heating and is offered for sale with immediate vacant possession.

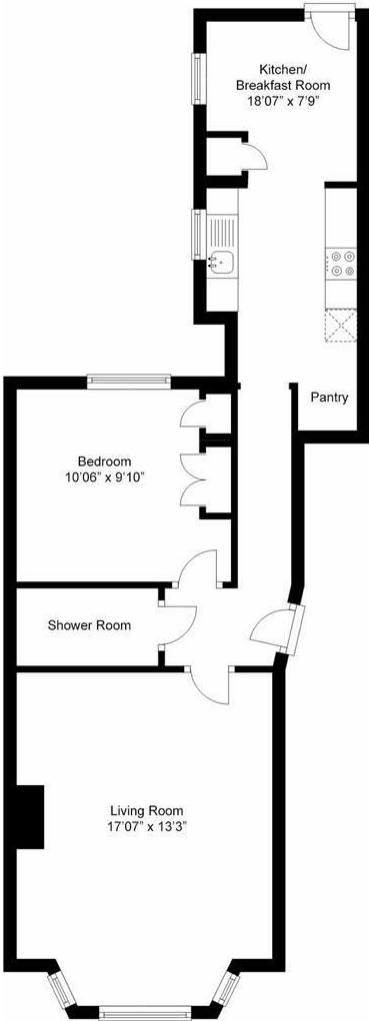
College Terrace in Brighton is a highly sought-after location, situated in the heart of the city and overlooking the playing fields of Brighton College. This quiet residential street is known for its period properties and offers easy access to the city centre, Kemp Town village, and Brighton seafront. Residents benefit from excellent transport links, a range of nearby amenities, and proximity to green spaces such as Queen's Park, making it an ideal spot for both professionals and families.

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Ground Floor

Approx. 52.8 sq. metres (568.5 sq. feet)



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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		
	72	80
England & Wales		EU Directive 2002/91/EC

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