

# **Camelford Street, Brighton BN2 1TQ**



### welcome to

#### **Camelford Street, Brighton**

A four bedroom, two bathrooms, four story town house located in central Kemptown, with the sea just seconds away. This stylish house offers three separate outside spaces, one of which is a beautiful alfresco styled terrace perfect for entertaining. This is being sold with no onward chain.



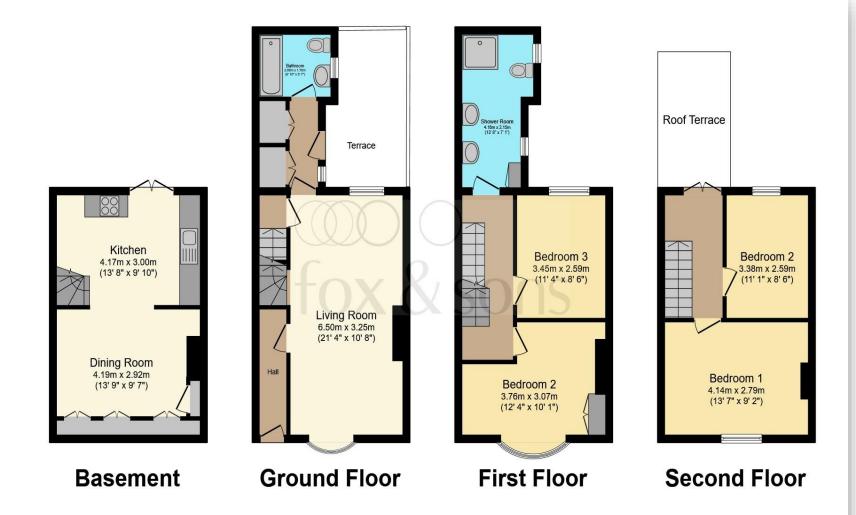












#### Total floor area 126.7 m<sup>2</sup> (1,364 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to this beautifully presented four-bedroom, twobathroom townhouse, offering spacious and stylish living in a prime location.

The open plan design ensures a seamless flow between the living areas. The modern kitchen boasts sleek white cabinetry, black countertops, and striking limegreen subway tiles for a vibrant touch, with French doors leading to one of the many outdoor areas.

Another private courtyard-style terrace is perfect for alfresco dining or morning coffee, this offers wooden seating and natural charm, a peaceful escape from city life.

A luxury bathroom including contemporary fixtures, double sinks and a spacious walk-in shower.

With four generously sized bedrooms, ample storage and ideal balance of modern design and cosy comfort, this home is perfect for families, professionals or those looking for a stylish retreat.

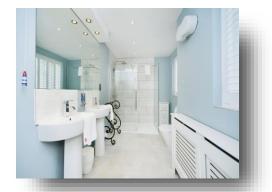
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## **Camelford Street, Brighton**

- No Onward Chain
- Garden Terrace
- Stylish Throughout
- Versatile Living
- Generous Space

Tenure: Freehold EPC Rating: D

guide price **£650,000** 





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Property Ref:

KET107357 - 0004

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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Please note the marker reflects the postcode not the actual property

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