



**Egremont Place, Brighton BN2 0GA**

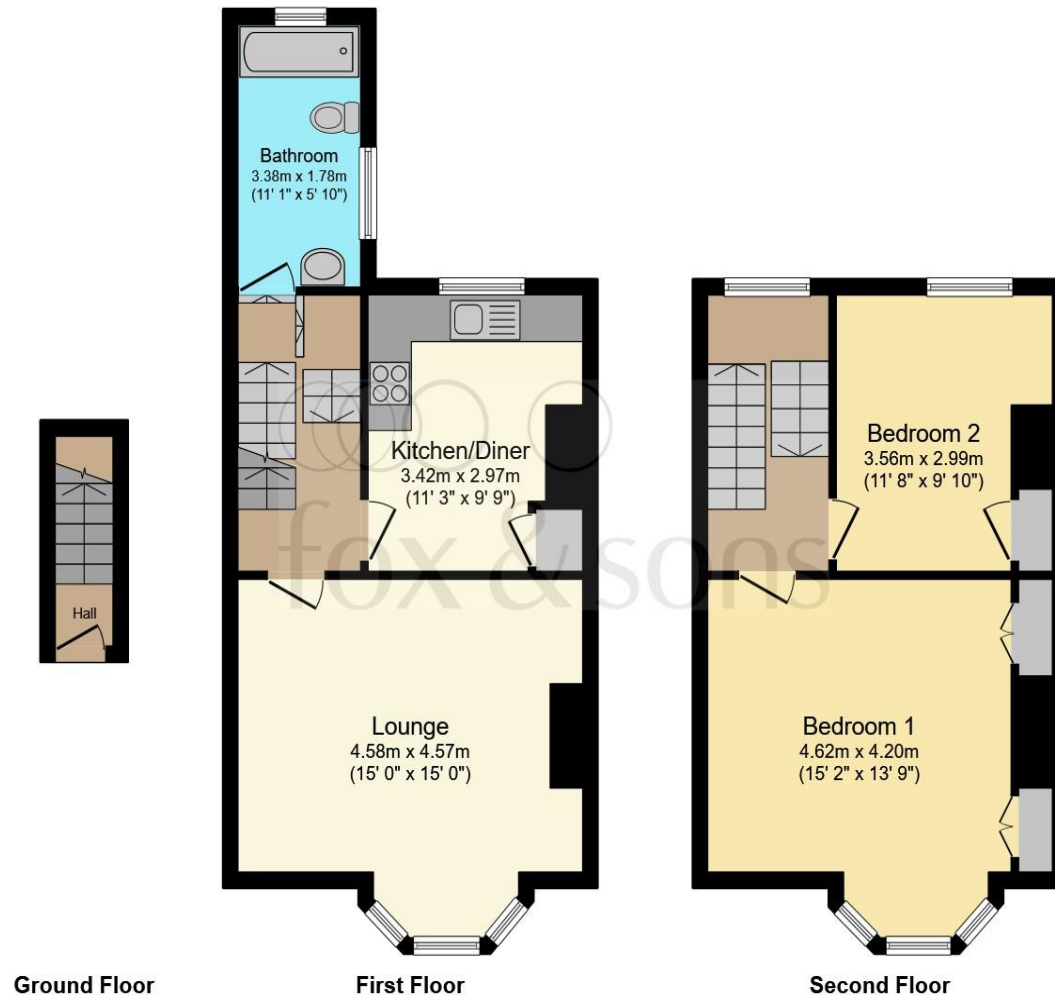


**welcome to**

## **Egremont Place, Brighton**

Guide price £325,000-£350,000 Set across the first and second floors of a sought-after seaside building, this impressive maisonette is offered with no onward chain. Just a stone's throw from both the beach and Queens Park.





Spanning the first and second floors of a coveted coastal building, this beautifully presented two-bedroom maisonette is offered with no onward chain. Bathed in natural light, the spacious living area boasts a dramatic floor-to-ceiling window, seamlessly opening onto a private balcony.

Upstairs, two well-proportioned double bedrooms provide serene retreats, ideal for owner-occupiers seeking comfort and style in a sought-after seaside setting.

Located just moments from Queens Park and at the heart of Kemptown, you're steps away from eclectic cafés, boutique shops, and vibrant local culture. With Brighton's lively centre only a short walk away and excellent transport links close at hand, exploring the city couldn't be easier.

Total floor area 81.9 m<sup>2</sup> (881 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](http://www.focalagent.com)

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## Egremont Place, Brighton

- Two Double Bedrooms
- 1st & 2nd Floor Maisonette
- Moments From The Sea
- Sold With No Onwards Chain
- Very Popular Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1700.00

Ground Rent: 45.00

This is a Leasehold property with details as follows; Term of Lease 145 years from 26 Mar 2025.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£325,000 - £350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/KET108014](https://fox-and-sons.co.uk/Property/KET108014)



Property Ref:  
KET108014 - 0006

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