



**Egremont Place, Brighton BN2 0GB**

**welcome to**

## **Egremont Place, Brighton**

This is a rarely available freehold investment that is arranged as a ground floor garden flat and three-bedroom maisonette. It has a breathtaking finish in both properties and west facing lounges ideal for all the afternoon sun. Located between Queens Park, Kemptown Village, the seafront & Brighton.





Total floor area 135.0 m<sup>2</sup> (1,453 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)

This is an amazing whole freehold investment which is being sold with no onward chain.

The property comprises a generously sized one-bedroom garden flat featuring a bright West facing lounge, a modern separate kitchen, and private garden to the rear. The top floor maisonette has the 'WOW' factor from the moment you step in the front door. Finished to a high standard throughout, it boasts three spacious bedrooms each with an en-suite. The current owners have cleverly configured the layout to allow for flexible usage - whether as individual room lets or as a full maisonette.

The property offers very versatile living arrangements, ideal for wide range of buyers, including those in the holiday let market, a buyer looking for a home and income or families needing separate accommodation for different family members. Located in a highly desirable area just steps from Kemptown village and moments from both the seafront and city centre, this property ticks all the boxes for location, style and investment potential.

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## Egremont Place, Brighton

- Whole Freehold Investment
- Ideal Home/Income
- Stunning Finish
- 2024 Income £85,864
- Very Popular Location

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£750,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/KET108053](https://fox-and-sons.co.uk/Property/KET108053)



Property Ref:  
KET108053 - 0005

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