





### 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

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







Carlton Hill

SS

Works

Edward St

Eastern Rd

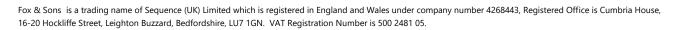
Map data ©2025

Please note the marker reflects the postcode not the actual property

## view this property online fox-and-sons.co.uk/Property/KET108053



Property Ref: KET108053 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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.







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