

ELLIOTTS

# St. Marys Square, Brighton, BN2 1FZ

Price Guide £750,000 Freehold



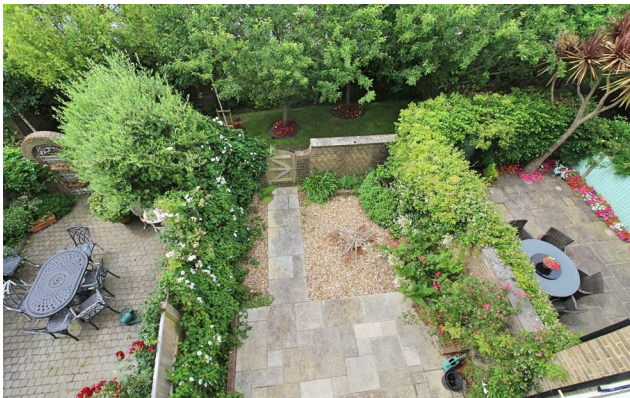






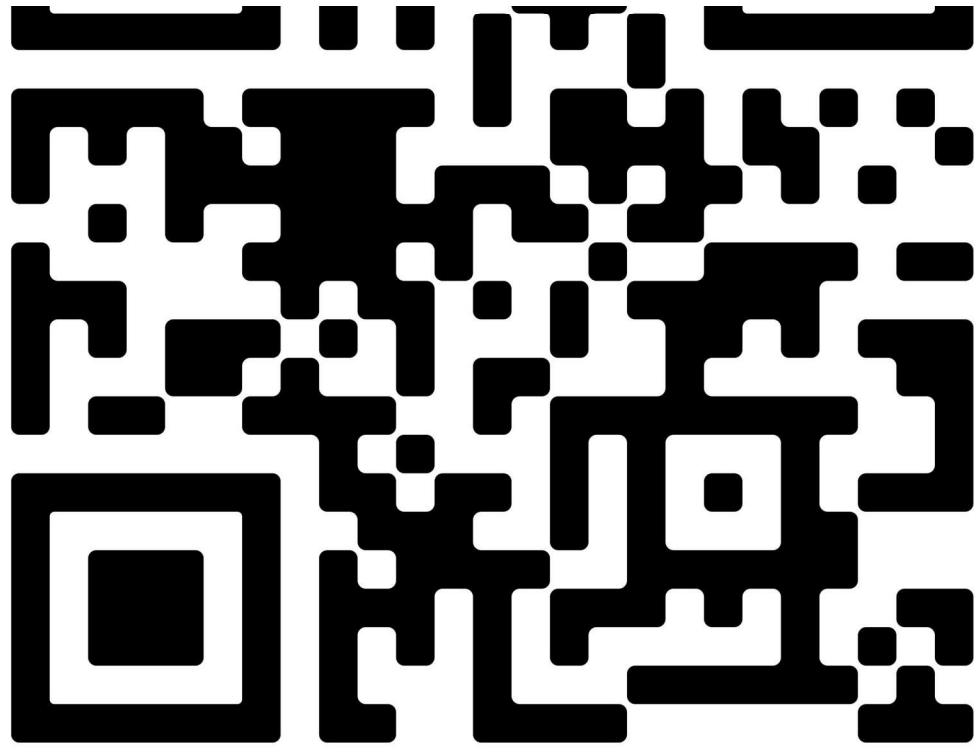
# 27 St. Marys Square Brighton, BN2 1FZ

ELLIOTTS are delighted to offer this SPACIOUS TOWN HOUSE, tucked away in a SMALL and SELECT GATED MEWS, right in the HEART of KEMP TOWN with GARAGE and DRIVEWAY PARKING, accommodation over three floors extending to nearly 1600 Square feet/145 Square metres, LOVELY SOUTH ASPECT rear patio garden, within easy reach of Kemp Towns bustling hub and just a BLOCK from BRIGHTON SEAFRONT, offered with NO ONGOING CHAIN and with EARLY VACANT POSSESSION AVAILABLE.



- Gated Development
- c1568 Sq Ft/145 Sq Mtrs
- Double Glazing/Gas CH
- Spacious Living Areas
- Additional Utility Room

- Garage And Driveway Parking
- No On-Going Chain
- South Aspect Rear Patio Garden
- Eat-in Size Kitchen
- Main Bathroom Plus En-Suite

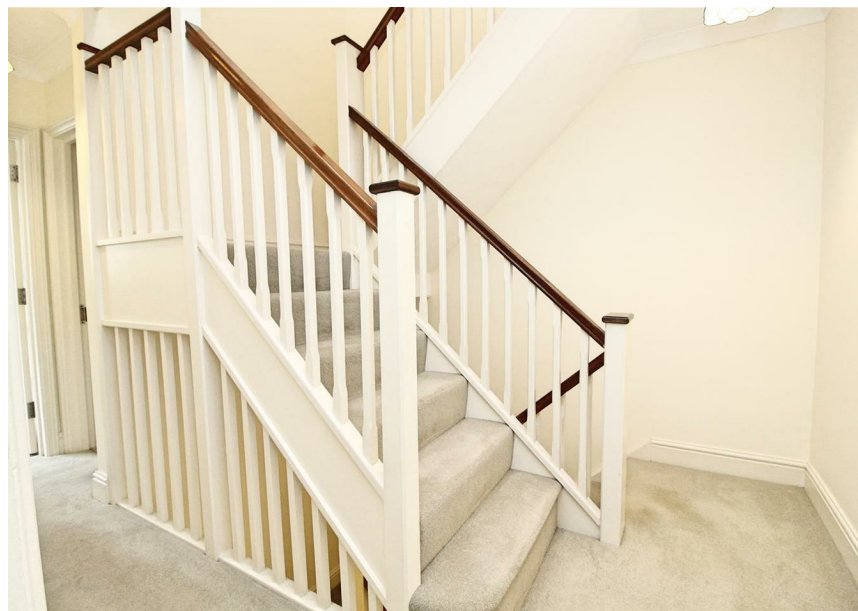


An opportunity to acquire one of these rarely available town houses, in a tucked away and secure gated Mews built c1990 on the former St Marys Hall playing fields, right in the heart of the fashionable Kemp Town area of central Brighton, within comfortable walking distance of the areas bustling main hub of restaurants, specialist shops and bars, and within easy reach of Brighton Marina, and just a block from Brighton Seafront.

Nicely presented, the house has gas fired central heating and double glazing, and has well laid and versatile accommodation over three floors extending to around 1568 square feet/145 square metres. A real feature for the centre of Kemp Town is parking, and the house has a roomy integral garage and further driveway parking which is a valuable commodity in this location.

There are three bedrooms on the top floor, plus a main bathroom and additional en-suite to the main bedroom. On the ground floor there is a further room which could either be used as a fourth bedroom, or extra reception room or even space for those working from home.

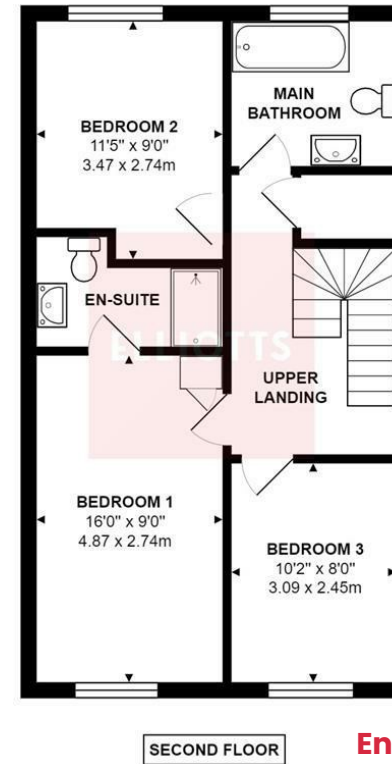
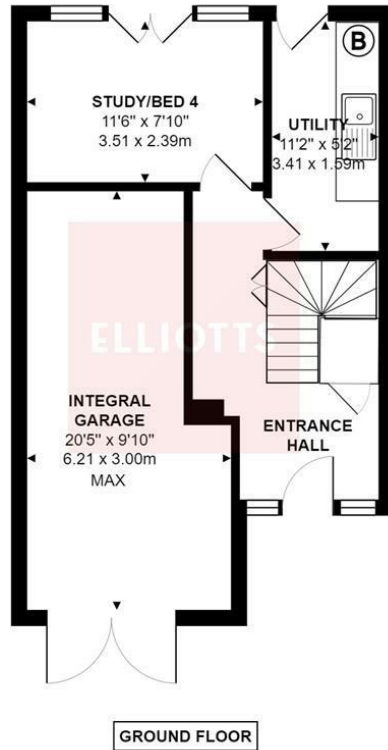
Living space is particularly spacious and across the first floor, with a large L-shaped lounge/Dining Room and an eat-in size kitchen/breakfast room. This floor also has a cloakroom/WC. Offered for sale with no-ongoing chain and early vacant possession available.





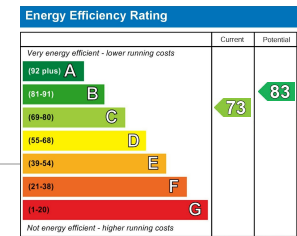


## Floorplan



Total Area: 1568 ft<sup>2</sup> ... 145.7 m<sup>2</sup>  
 All measurements are approximate and for display purposes only

## Energy Performance Graph



## Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.