

50 St James Street  
Brighton  
East Sussex  
BN2 1QG

T 01273 915400  
E olga.wojnarova@tpsb.co.uk



## George Street , Brighton, BN2 1RH Price Guide £425,000

PRICE GUIDE: £425,000- £450,000: A LOVELY FOUR BEDROOM PERIOD TERRACED HOUSE, Situated RIGHT IN THE HEART OF KEMP TOWN, CLOSE TO THE BEACH.

The property comprises: large reception room, shower room kitchen breakfast room, cloakroom and four double beds (two with reduced ceiling height).

The excellent coffee shops, restaurants, pubs, and shops of St James Street are right at hand. Also, the famous Lanes, Theatres and shopping of Brighton Centre are also with easy walking distance as are the lush green spaces of Queens Park and the train station providing access to London and surrounding areas. The property is also well served by local buses.

Note: The property has a flying freehold on its right side over a historic alley way.

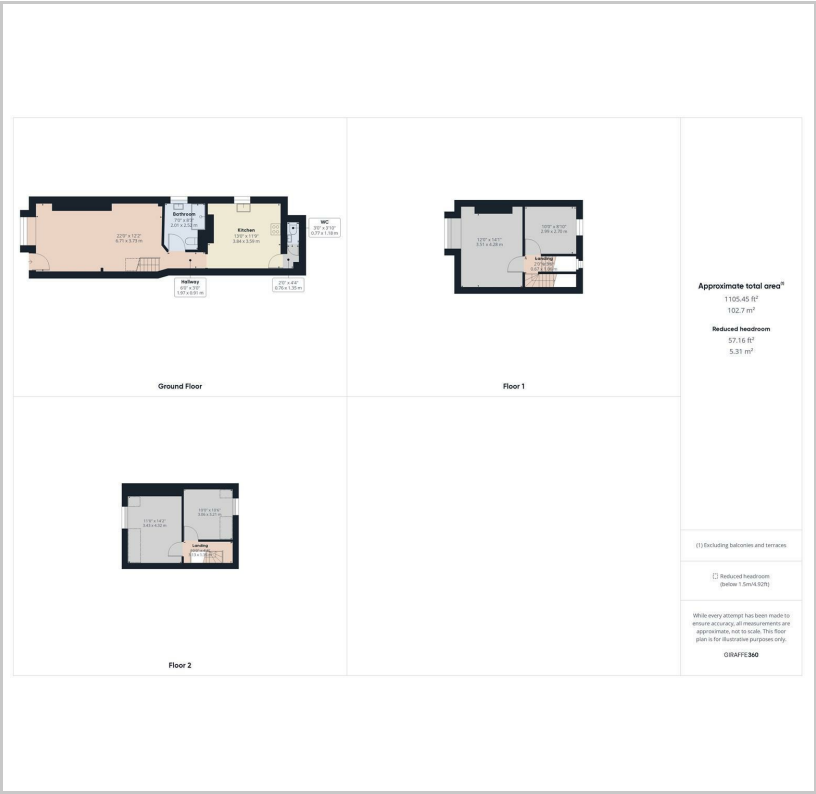
FREEHOLD:  
Council Tax Band: B  
EPC: D

- FOUR BEDROOMS
- LARGE RECEPTION ROOMS
- SHOWER ROOM
- CLOACKROOM WITH WC
- STRIPPED WOODEN FLOORBOARDS
- CHAIN FREE
- RIGHT IN THE HEART OF KEMP TOWN
- CLOSE TO THE BEACH



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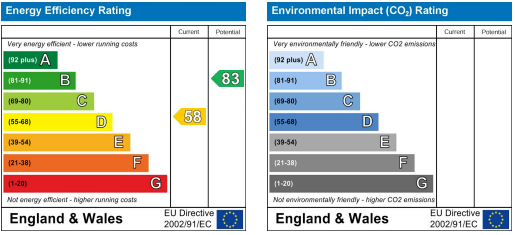
Floor Plan



Area Map



Energy Efficiency Graph



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