



Egremont Place, Brighton, BN2 0GB

**£550,000**



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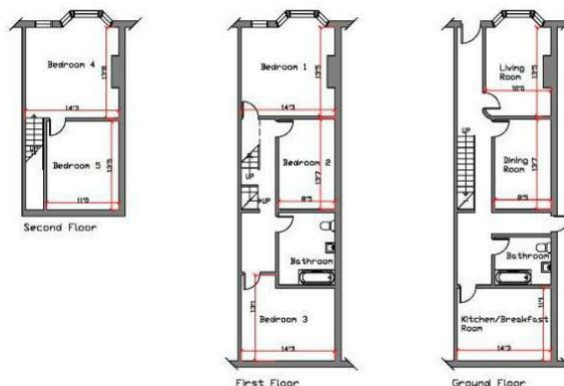
SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002



# Egremont Place, Brighton, BN2 0GB

**£550,000**

A substantial five-bedroom terraced townhouse occupying part of this attractive tree-lined residential road in central Brighton just a short short stroll to the seafront. Viewing highly recommended.



Accommodation comprises:

- \* Living Room: 13' 5" x 10'
- \* Dining Room: 13' 7" x 9' 5"
- \* Kitchen/Diner: 14' 3" x 11' 7"
- \* Bathroom
- \* Bedroom: 14' 3" x 13' 5"
- \* Bedroom: 13' 7" x 9' 5"
- \* Bathroom
- \* Bedroom: 14' 3" x 13' 1"
- \* Bedroom: 14' 3" x 13' 8"
- \* Bedroom: 13' 5" x 11'

Arranged over three floors, the accommodation comprises on the ground floor an entrance hallway with parquet flooring, living room with period kickbacks, dining room with good sized double glazed window, under stairs storage, bathroom with panelled bath with electric Triton wall mounted shower, and a recently fitted kitchen with beech effect worktops and high gloss units. To the first floor, there is a further bathroom with airing cupboard, and three double bedrooms - one of which benefitting from a large bay window letting in lots of light. From here, stairs lead up to the second floor, comprising a half landing and two further bedrooms with rooftop/sea views, as well as another large bay window and fitted storage/shelving. The property benefits from gas fired central heating, period features, double glazed windows/large sash windows, and is offered for sale in fair order throughout.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>79</b>
	<b>51</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Get in touch for a free, no obligation valuation.  
**Call 01273 777123**  
 or **email**  
[property@goldinlemcke.com](mailto:property@goldinlemcke.com)

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