



32 Eaton Place

Brighton, BN2 1EG

Guide price £950,000

Elegant Victorian Home in Prime Brighton Location – Over 2,100 Sq Ft of Timeless Charm & Modern Comfort



- Stunning Four/Five Bedroom Family Home
- Close to Hospital, Brighton College & Seafront
- Wonderful High Ceilings & A Wealth of Period Features
- En-Suite To Principle Bedroom
- Separate Utility room
- Over 2,100 Sq Ft of Luxury Living Space
- Mark Wilkinson Designer Kitchen
- High Spec Family Bathroom
- Sunny Paved Rear Garden
- Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



EATON PLACE

Approx. Gross Internal Floor Area = 197.25 sq m / 2123.17 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Floor	Approximate Floor Area
LOWER GROUND FLOOR	78.36 sq ft (7.28 sq m)
GROUND FLOOR	731.19 sq ft (67.93 sq m)
FIRST FLOOR	660.90 sq ft (61.40 sq m)
SECOND FLOOR	652.72 sq ft (60.64 sq m)



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