

# 46A Eaton Place

Brighton, BN2 1EG

**Guide price £550,000**

A real highlight is the sense of space and character as you move through the property. The wide, inviting staircase and generous landings create a strong feeling of arrival and give the home a house like feel, complemented by original features and the warmth of exposed timber flooring.

The main living space is a standout feature, a bright bay fronted reception room with high ceilings, ornate cornicing and a feature fireplace, creating a lovely sense of scale and comfort. To the rear, the kitchen and dining room has been finished with real attention to detail, including exposed wood flooring, white shaker style cabinetry, timber worktops and plenty of space for a dining table. There is good storage throughout and the room feels practical as well as sociable.

The bathroom has been upgraded to a high standard, with a newly fitted suite, walk in shower and underfloor heating, and there is also the benefit of a separate WC. The property further benefits from a new heating system, adding peace of mind for the next owner.

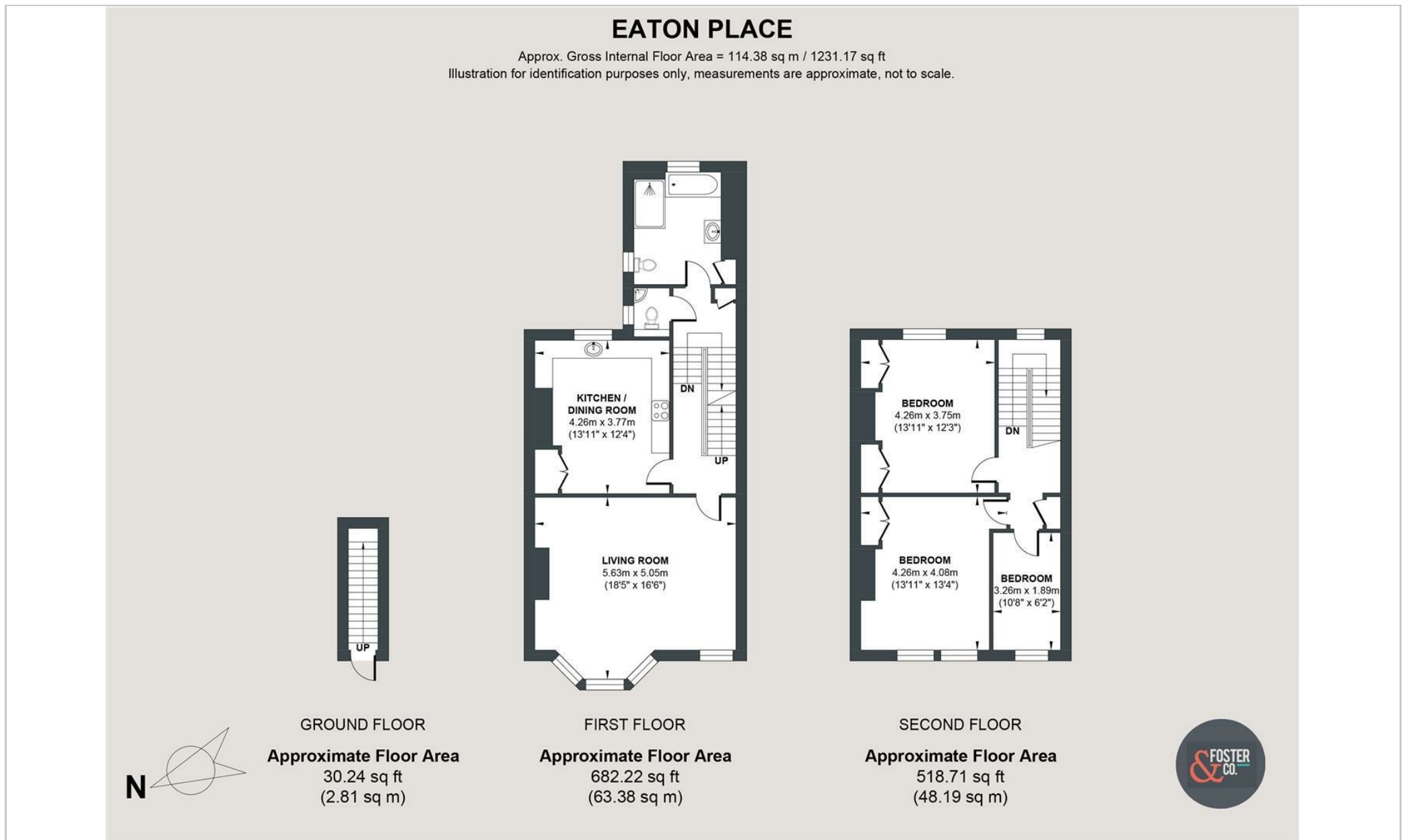
Upstairs, there are three well proportioned bedrooms, all presented in a clean, bright finish, with two particularly generous doubles and built in storage, making the space flexible for families, home working or those wanting guest accommodation.

## Location

Eaton Place sits in the heart of Kemptown, one of Brighton's most popular and convenient coastal neighbourhoods. Brighton College is a short walk away, as is the beach and seafront, with Brighton Marina also close by. The area is well served by independent cafés, restaurants and local shops, and there are regular bus services into the city centre. Brighton Station is also within easy reach for commuters, providing direct mainline links to London.

- Refurbished upper floor period maisonette within an elegant terraced building
- Three well proportioned bedrooms
- Kitchen/ dining room with exposed wood flooring
- Separate WC
- New heating system
- Approx. 1,231 sq ft arranged over multiple levels
- Bay fronted living room with period features and high ceilings
- Newly fitted bathroom with underfloor heating and walk in shower
- Wide staircase and generous landings providing real character
- Partial sea views, moments from Brighton College and the beach

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		
	74	82
	EU Directive 2002/91/EC	
	England & Wales	



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