



## 5 MARLBOROUGH MEWS

BRIGHTON, BN1 3EB

Delightful three-bedroom house with allocated parking space, set within a private mews location in the heart of the city centre. Comprising; though lounge diner, separate kitchen, three bedrooms, further three-piece bathroom, and separate W.C. Further benefits include gas central heating and allocated parking with further visitor bays.

Tucked away inside a private mews development just off Regent Hill you will find the best of Brighton practically on your doorstep. Brighton's mainline railway station can also be found within close proximity providing regular services to London and beyond.

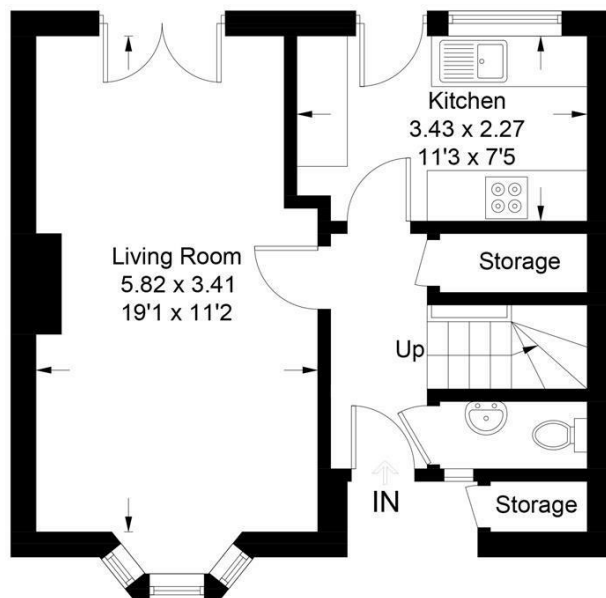
**Nicholas  
James**  
SALES LETTINGS AUCTIONS



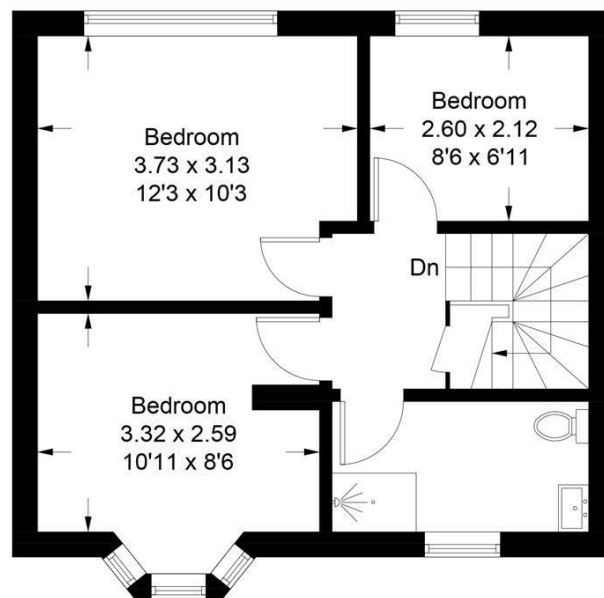


## 5 Marlborough Mews

Approximate Gross Internal Area = 76.4 sq m / 822 sq ft  
(Excluding Outside Storage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1270463)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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