



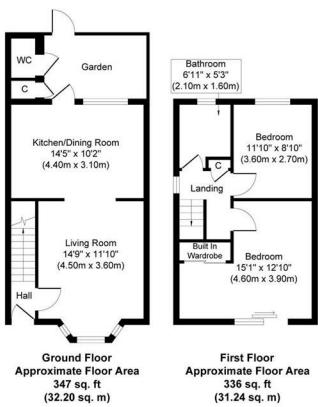
## **Kew Street, Brighton, BN1 3LG Auction Guide £500,000 Freehold**

**SOLD PRIOR TO AUCTION**

This beautiful 2 bedroom home comprises of a spacious and bright lounge that seamlessly flows into a kitchen-dining space. From the kitchen, you walk out to a quaint and private garden area, complimented by a washroom and storage facilities. The upstairs consists of a main bathroom, a double bedroom, and a master bedroom that is flattered by built in storage and gorgeous glass sliding doors that flood the room with sunlight. This property is also benefitted by having its own off-street garage.

Situated just off of Queens Road, this property offers the convenience of having everything at your fingertips whilst equally being secluded from the buzz of the city. Being a short 5 minute walk to both Brighton Station and Churchill Square Shopping Centre, this property supports a multitude of different lifestyles and creates an abundance of leisure opportunities.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**

TEL: 01273 274 000

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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